

LOT 8 BLOCK B DEERWOOD FOREST
 UNIT 3. ORB 593-420,
 693-246, WD 1022-1107, WD 1132

CHRISTOPHER ROBERT K/CHRISTOPHER SALLY A
 300 SE FAWN GLN
 LAKE CITY, FL 32025

2026

16-4S-17-08302-186


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG. | 80 |
| Exterior Wall | 21 | STONE | 20 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 9417.0800 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,822 | 100 | |
| FGR | 440 | 55 | |
| FOP | 28 | 30 | |
| FSP | 252 | 40 | |
| TOTALS | 2,542 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2008 | | 308,783 | 1986 | 1986 | 0 | 0 | 35.00 | 65.00 |
| Heated Area: 1822 HX Base Yr 2008 | | | | | | | | | | | |



| EXTRA FEATURES | | | | | |
|----------------|------------|-------------|---------|-------|-------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS |
| 1 | 0166 | CONC, PAVMT | 0 | 100 0 | 0 |
| 2 | 0190 | FPLC PF | 0 | 100 0 | 0 |
| 3 | 0258 | PATIO | 0 | 100 0 | 0 |
| 4 | 0169 | FENCE/WOOD | 0 | 100 0 | 0 |
| 5 | 0296 | SHED METAL | 0 | 100 0 | 0 |
| 6 | 0104 | GENERATOR | 0 | 100 0 | 0 |

| TOTAL OB/XF | | | | | | | | | | | |
|--------------------------|------------|-------------|---------|-------|-------|----|----------|----------------|-----------|---------|-------------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1 | 0166 | CONC, PAVMT | 0 | 100 0 | 0 | UT | 0.00 | 0.00 | 100 | 0 | 0 |
| 2 | 0190 | FPLC PF | 0 | 100 0 | 0 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 |
| 3 | 0258 | PATIO | 0 | 100 0 | 0 | UT | 0.00 | 0.00 | 100 | 0 | 0 |
| 4 | 0169 | FENCE/WOOD | 0 | 100 0 | 0 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 |
| 5 | 0296 | SHED METAL | 0 | 100 0 | 0 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 |
| 6 | 0104 | GENERATOR | 0 | 100 0 | 0 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 |
| TOTAL OB/XF VALUE: 9,120 | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | 1.00 |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 200,709 |
| TOTAL MARKET OB/XF VALUE | | | 9,120 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 228,329 |
| SOH/AGL Deduction | | | 87,903 |
| ASSESSED VALUE | | | 140,426 |
| TOTAL EXEMPTION VALUE | HX HB DX WX | | 61,411 |
| BASE TAXABLE VALUE | | | 79,015 |
| TOTAL JUST VALUE | | | 228,329 |
| NCON VALUE | | | 5,700 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 222,629 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000055062 | Remodel | 6,297 | 02/20/2026 |
| 000053303 | Generator | | 06/03/2025 |
| 000052920 | Roof Replacement | 21,000 | 04/22/2025 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1132/0839 | 9/24/2007 | WD Q | Q | I | | 170,000 |
| GRANTOR: ROBERT L GRAMER JR | | | | | | |
| GRANTEE: ROBERT & SALLY CHRI | | | | | | |
| 1022/1107 | 7/16/2004 | WD Q | Q | I | | 145,000 |
| GRANTOR: GARY & JACKIE C LUCHT | | | | | | |
| GRANTEE: ROBERT L GRAMER JR | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|-------------------------------------------------------------------------------------------------------------|--|
| BAS= W39 FSP= N14 W18 S14 E18\$ W18 S37 FGR= S22 E20 N22 W20\$ E20 N7 FOP= E7 N4 W7S4\$ N4 E7 S4 E30 N30\$. | |