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

2027

16-4S-17-08302-186

BUILDING CHARACTERISTICS

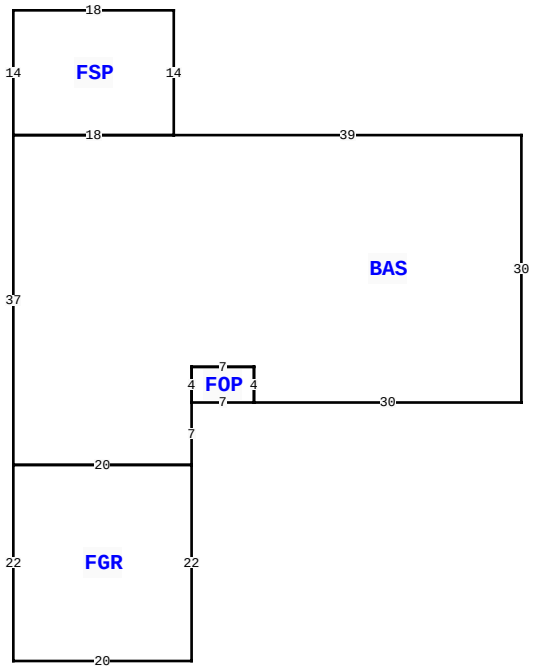
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100		1,822	165,281
FGR	440	55		242	21,953
FOP	28	30		8	725
FSP	252	40		101	9,162
TOTALS	2,542			2,173	197,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	126.8760	139.56	303,264	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1822 HX Base Yr 2008



300 SE FAWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	197,122
TOTAL MARKET OB/XF VALUE	9,120
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	224,742
SOH/AGL Deduction	80,103
ASSESSED VALUE	144,639
TOTAL EXEMPTION VALUE	HX HB DX WX 61,411
BASE TAXABLE VALUE	83,228
TOTAL JUST VALUE	224,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,329

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	I		170,000
GRANTOR: ROBERT L GRAMER JR						
GRANTEE: ROBERT & SALLY CHRI						
1022/1107	7/16/2004	WD	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$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,070	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 9,120

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/11/2026 BY robin Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS