LOT 9 BLOCK B DEERWOOD FOREST UN

787-2024, 794-29, 953-1121, 954-

OSBORNE DEBORAH LYNN/OSBORNE REX E
274 SE FAWN GLN
LAKE CITY, FL 32025

2026

16-4S-17-08302-187

BUILDING CHARACTERISTICS

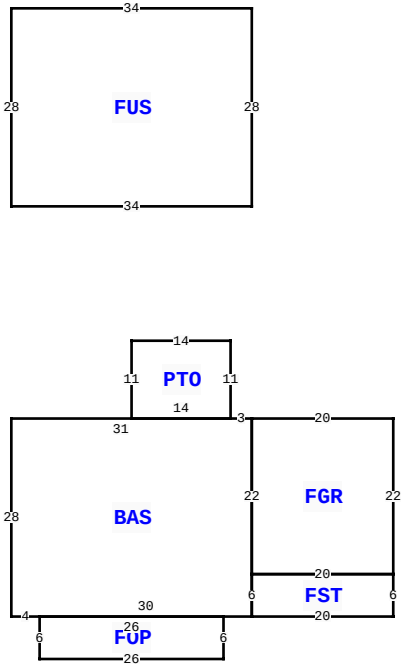
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	952	100		952	83,067
FGR	440	55		242	21,116
FOP	156	30		47	4,101
FST	120	55		66	5,759
FUS	952	100		952	83,067
PTO	154	5		8	698
TOTALS	2,774			2,267	197,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,267	119.8544	134.24	304,322	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1904 HX Base Yr 1995



274 SE FAWN GLN, LAKE CITY

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

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	300	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,809
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,909
SOH/AGL Deduction		96,811
ASSESSED VALUE		122,098
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,687
TOTAL JUST VALUE		218,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,909

SALE:2:1: FORECLOSURE

SALE:1:1: LOT 9 BLOCK B DEERWOOD FOREST UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1345	11/12/2025	LE	U	I	14	100
GRANTOR: OSBORNE DEBORAH L (EN						
GRANTEE: OSBORNE DEBRORAH L						
0954/2259	5/31/2002	WD	Q	I	06	100
GRANTOR: DEBORAH L TILLEMAN N						
GRANTEE: DEBORAH L OSBORNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 PTO= N11 W14 S11 E14$ W31 S28 E4 FOP= S6 E26 N6 W26$ E30 FST= E20 N6 W20 S6$ N6 FGR= E20 N22 W20 S22 $N22$ PTR=N30 FUS= N28 W34 S28 E34$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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 09/04/2013 BY DF Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS