LOT 10 BLOCK B DEERWOOD FOREST
UNIT 3. ORB 471-386, 668-266,
934-533,

ENGLE MICHAEL R/ENGLE ELIZABETH S
248 SE FAWN GLN
LAKE CITY, FL 32025

2027

16-4S-17-08302-188

BUILDING CHARACTERISTICS

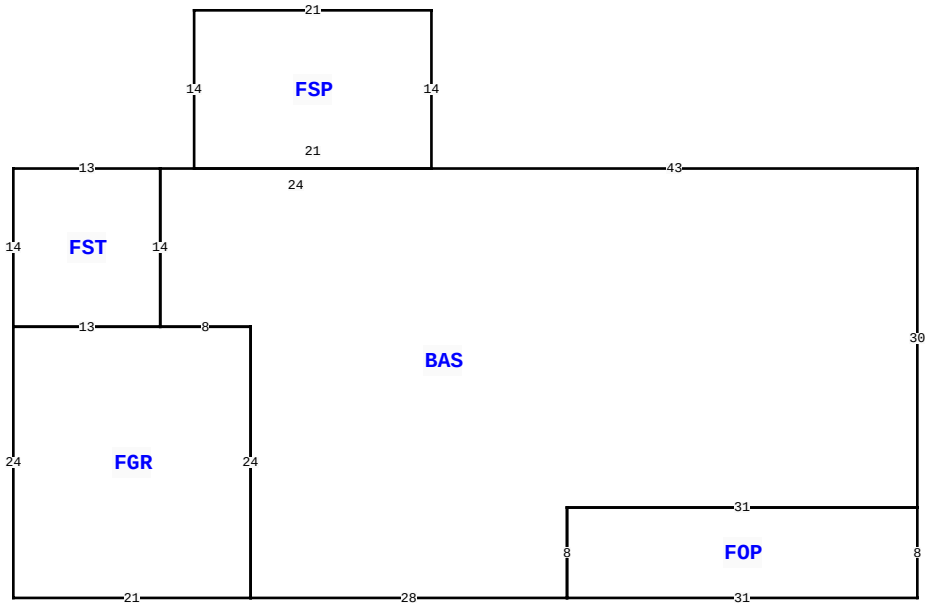
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,106	100		2,106	168,840
FGR	504	55		277	22,207
FOP	248	30		74	5,933
FSP	294	40		118	9,460
FST	182	55		100	8,017
TOTALS	3,334			2,675	214,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,675	112.1280	123.34	329,934	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 2106 HX Base Yr 2002



248 SE FAWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
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	1998	1998	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,457
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		235,157
SOH/AGL Deduction		91,918
ASSESSED VALUE		143,239
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,828
TOTAL JUST VALUE		235,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31917	MAINT/ALTR	60	04/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0533	8/29/2001	WD	Q	I		87,000
GRANTOR: JAMES & DEBORAH FISCH						
GRANTEE: MICHAEL R & ELIZABE						
0668/0266	11/21/1988	WD	Q	I		72,500
GRANTOR: CREAMER CALVIN						
GRANTEE: FISCHER JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FSP= N14 W21 S14 E21$ W24 FST= W13 S14 E13 N14$ S14 FGR= W13 S24 E21 N24 W8$ E8 S24 E28 FOP= E31 N8 W31 S8$ N8 E31 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS