

LOT 4 RUSSWOOD ESTATES UNIT 1.
843-767, WD 1066-834, CT 1272-27

PALAU JACQUELINE
153 SW RUSSWOOD TER
LAKE CITY, FL 32024

2026

10-4S-16-02853-104

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 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
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC 10416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100		1,988	186,287
FEP	170	80		136	12,744
FEP	160	80	2024	128	11,994
FGR	644	55		354	33,172
FSP	48	40		19	1,781
TOTALS	3,010			2,625	245,978

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,905.00	UT	1.50	1.50
2	0120	CLFENCE 4	0 100	0	0	180.00	UT	4.50	4.50
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
4	0060	CARPORT F	0 100	0	0	1.00	UT	1,500.00	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,625 117.8352 131.98 346,448 1996 1996 0 0 0 29.00 71.00

1 SINGLE FAM 100% - 2016 Heated Area: 1988 HX Base Yr 2016

16 17

10 10 10

16 17

46 25

28 28

36 35

23 23

28

FEP 2024

FEP

BAS

FGR

FSP

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

153 SW RUSSWOOD TER, LAKE CITY

TOTAL OB/XF 5,968														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0166	CONC, PAVMT	0 100	0	0	1,905.00	UT	1.50	1.50	100	1996	1996	3	100
2	0120	CLFENCE 4	0 100	0	0	180.00	UT	4.50	4.50	100	1996	1996	3	100
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100
4	0060	CARPORT F	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100

TOTAL OB/XF 5,968														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,978	
TOTAL MARKET OB/XF VALUE		5,968	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		286,946	
SOH/AGL Deduction		130,398	
ASSESSED VALUE		156,548	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		105,826	
TOTAL JUST VALUE		286,946	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32034	MAINT/ALTR	25	06/12/2014
10901	SFR	320	03/15/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/1315	6/29/2015	WD	U	I	12	177,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JULIO R & JAQUELINE						
1272/2773	3/26/2014	CT	U	I	18	0
GRANTOR: CLERK OF COURT (ARMAS						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W25 W46 S28 E36 E35 N28 \$									
FGR=[ORIG=-71,28] S23 E28 N23 W28 \$									
FEP=[ORIG=-25,0] N10 W17 S10 E17 \$									
FSP=[ORIG=-35,28] S6 E8 N6 W8 \$									
FEP=[YR=2024;ORIG=-58,-10] E16 S10 W16 N10 \$									