

LOT 5 RUSSWOOD ESTATES UNIT 1.
WD 1052-2480, WD 1059-1148, WD 1

SMITH TIFFANY L/SMITH QUINTON D
1031 SW TROY ST
LAKE CITY, FL 32024

2026

10-4S-16-02853-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	10416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,459	100		2,459	256,362
FGR	483	55		266	27,732
FOP	122	30		37	3,857
FOP	297	30		89	9,278
TOTALS	3,361			2,851	297,230

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	50	0	466.00	UT	3.00	
2	0169	FENCE/WOOD	0	50	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	50		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	2,851	113.5155	127.14	362,476	2007	2007	0	0	0 18.00	82.00

1 SINGLE FAM 50% - 2025
Heated Area: 2459
HX Base Yr 2025

Diagram showing property boundaries and areas labeled FOP, BAS, and FGR with dimensions.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
2,398									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		297,230	
TOTAL MARKET OB/XF VALUE		2,398	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		334,628	
SOH/AGL Deduction		0	
ASSESSED VALUE		334,628	
TOTAL EXEMPTION VALUE		HA HAB	50,722
BASE TAXABLE VALUE		283,906	
TOTAL JUST VALUE		334,628	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24957	SFR	697	09/11/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1229/1652	2/08/2012	WD	Q	I	01
GRANTOR: CHARLES W 11 & DRUCIL					SALE PRICE
GRANTEE: TIFFANY L & QUINTON					185,000
1093/1547	8/21/2006	WD	Q	V	
GRANTOR: KEVIN L SR & KEVIN JR					55,900
GRANTEE: CHARLES W II & DRUC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W31 FOP= W33 S9 E33 N9\$ S9 W33 S41 E23 FOP= E18 N6 W11 N2 W7 S8\$ N8 E7 S2 E11 FGR= S13 E23 N21 W23 S8\$ N8 E23 N36\$.									