LOT 1 BLOCK A RUSSWOOD ESTATES U
WD 1041-1494, WD 1096-1582

WILLIAMS ROBERT A/WILLIAMS MEYNA M
434 SE OAK ST
LAKE CITY, FL 32025

2026

10-4S-16-02853-251

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

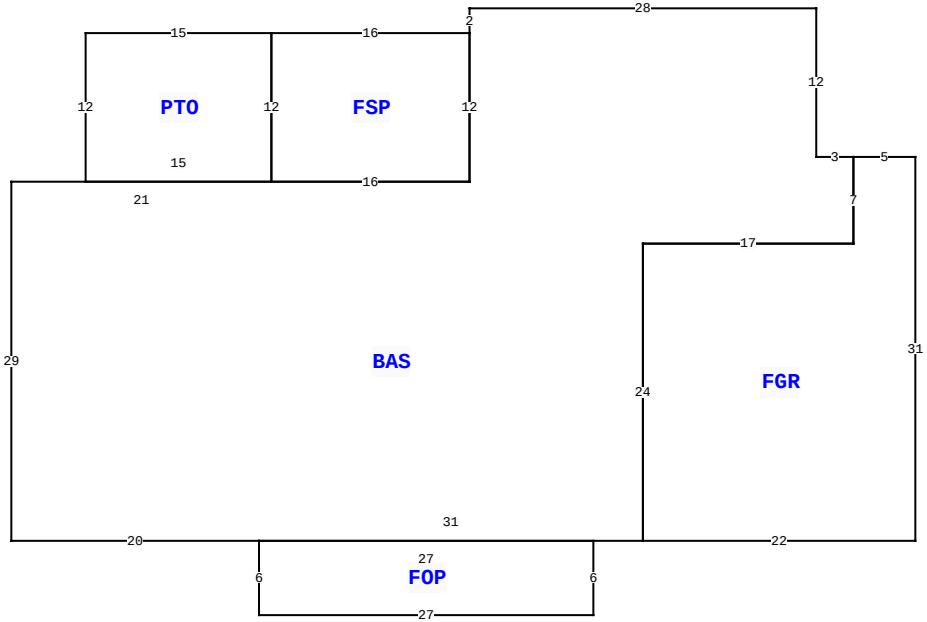
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	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	1,962	100		1,962	179,606
FGR	563	55		310	28,378
FOP	162	30		49	4,486
FSP	192	40		77	7,049
PTO	180	5		9	824
TOTALS	3,059			2,407	220,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,407	118.4516	132.67	319,337	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 0 Heated Area: 1962 HX Base Yr



186 SW RUSSWOOD TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	220,343
TOTAL MARKET OB/XF VALUE	2,853
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	258,196
SOH/AGL Deduction	0
ASSESSED VALUE	258,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,196
TOTAL JUST VALUE	258,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043781	Roof Replacement	13,750	02/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1096/1582	9/15/2006	WD	Q	I	05	108,000
GRANTOR: ROGERS						
GRANTEE: WILLIAMS						
1040/1494	3/17/2005	WD	Q	I		173,000
GRANTOR: THAO X LE						
GRANTEE: WILLIAMS & ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S2 FSP= W16 S12 E16N12$ S12 W16 PTO= N12 W15 S12E15$ W21 S29 E20 FOP= S6 E27 N6 W27$ E31 FGR= E22 N31 W5 S7 W17 S24$ N24 E17 N7 W3 N12$.

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	0	0	0	1,902.00	UT	1.50	1.50	100	0	0	3	100	2,853	

LAND DESCRIPTION

TOTAL OB/XF 2,853

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/19/2024 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS