LOT 4 BLOCK A RUSSWOOD ESTATES U

864-352, WD 1290-1513

DREIER BURGHARD
204 SW DUSTY GLN
LAKE CITY, FL 32024-3768

2026

10-4S-16-02853-254

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

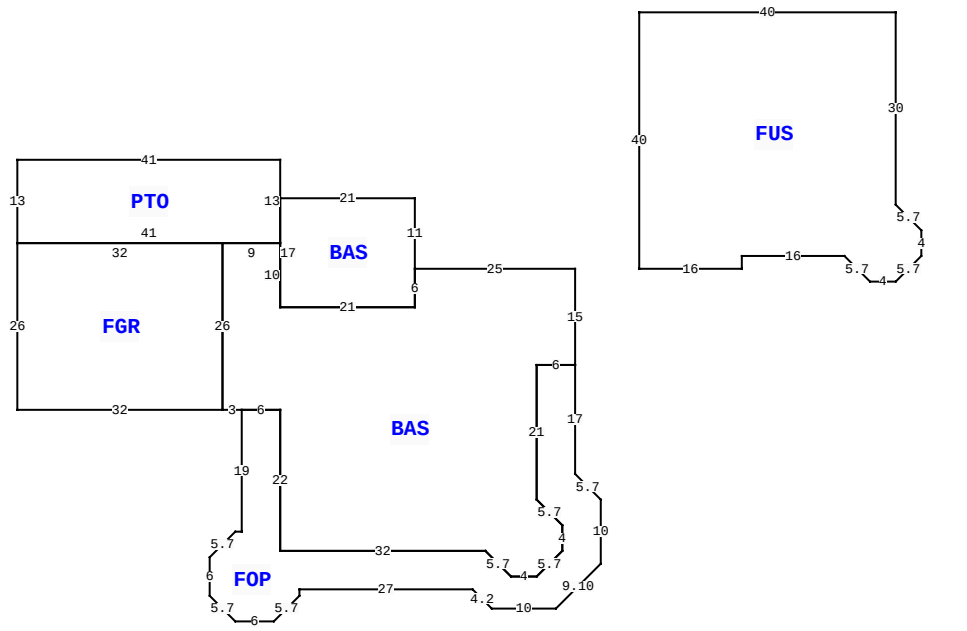
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	357	100		357	31,102
BAS	2,014	100		2,014	175,460
FGR	832	55		458	39,901
FOP	748	30		224	19,515
FUS	1,608	100		1,608	140,089
PTO	533	5		27	2,352
TOTALS	6,092			4,688	408,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,688	113.1452	126.72	594,063	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2016 Heated Area: 3979 HX Base Yr 2016



204 SW DUSTY GLN, 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		408,418
TOTAL MARKET OB/XF VALUE		32,700
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		483,118
SOH/AGL Deduction		119,632
ASSESSED VALUE		363,486
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,764
TOTAL JUST VALUE		483,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049467	Roof Replacement	33,000	03/21/2024
13654	SFR	515	02/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/1513	3/04/2015	WD	Q	I	01	318,000
GRANTOR: JOHN S & PATRICIA M J						
GRANTEE: BURGHARD DREIER						
0864/0352	8/12/1998	WD	Q	V		24,000
GRANTOR: BAILEY						
GRANTEE: JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= N11 W21 S17 E21 N6$ S6 W21 N10 PTO= N13 W41 S13 E41$ W9 FGR= W32 S26 E32 N26$ S26 E3 FOP= S19 W1 L4 D4 S6 D4 R4 E6 R4 U4 N1 E27 D3 R3 E10 R7 U7 N10 U4 L4 N17 W6 S21 D4 R4 S4 L4 D4 W4 U4 L4 W32 N22 W6$ E6 S22 E32 R4 D4 E4 U4 R4 N4 L4 U4 N21 E6 N15$ PTR= E10 FUS= E16 N2 E16 D4 R4 E4 R4 U4 N4 U4 L4 N30 W40 S40 $ W10$. .

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	4,280.00	UT	1.50	1.50	100	2000	2000	3	100	6,420	
3	0210	GARAGE U	0	100	0	0	1,380.00	UT	16.00	16.00	100	2014	2014	3	100	22,080	
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 32,700

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	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/14/2024 BY JS Total Acres: 1.67 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS