LOT 9 BLOCK B RUSSWOOD ESTATE UN

810-2390, 865-2100, WD 924-899,

SALZER CHARLES M/SALZER BARBARA J
194 SW KEVIN GLN
LAKE CITY, FL 32024

2026

10-4S-16-02853-279

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		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	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

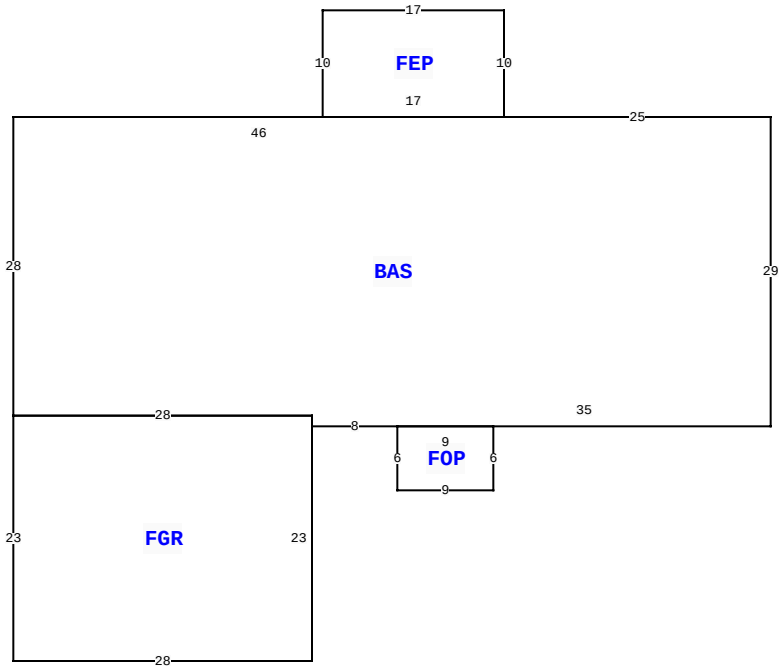
NEIGHBORHOOD/LOC 10416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100		2,031	187,466
FEP	170	80		136	12,553
FGR	644	55		354	32,675
FOP	54	30		16	1,477
TOTALS	2,899			2,537	234,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	117.7344	131.86	334,529	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1999 Heated Area: 2031 HX Base Yr 1999



194 SW KEVIN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,170
TOTAL MARKET OB/XF VALUE		4,506
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		273,676
SOH/AGL Deduction		82,426
ASSESSED VALUE		191,250
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		90,528
TOTAL JUST VALUE		273,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050501	Roof Replacement	22,620	08/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0924/0899	3/22/2001	WD	Q	I	01	49,000
GRANTOR: VICKI SALZER						
GRANTEE: CHARLES & BARBARA S						
0865/2100	9/14/1998	WD	Q	I		130,000
GRANTOR: DAY						
GRANTEE: SALZER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FEP= N10 W17 S10 E17$ W46 S28 FGR= S23 E28 N23W28$ E28 S1 E8 FOP= S6 E9 N6 W9$ E35 N29$.

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	100	0	0	2,754.00	UT	1.50	1.50	100	1995	1995	3	100	4,131	
2	0258	PATIO	0	100	10	20	200.00	UT	2.50	2.50	75	1995	1995	3	75	375	

LAND DESCRIPTION

TOTAL OB/XF 4,506

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	35,000.00	35,000.00	35,000							

REVIEW DATE 09/03/2024 BY JS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS