LOT 10 BLOCK B RUSSWOOD EST UNIT
808-649, LE 1012-312, DC 1453-39

MARTZ JOHN C/MARTZ JOANN S
193 SW KEVIN GLN
LAKE CITY, FL 32024

2026

10-4S-16-02853-280

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

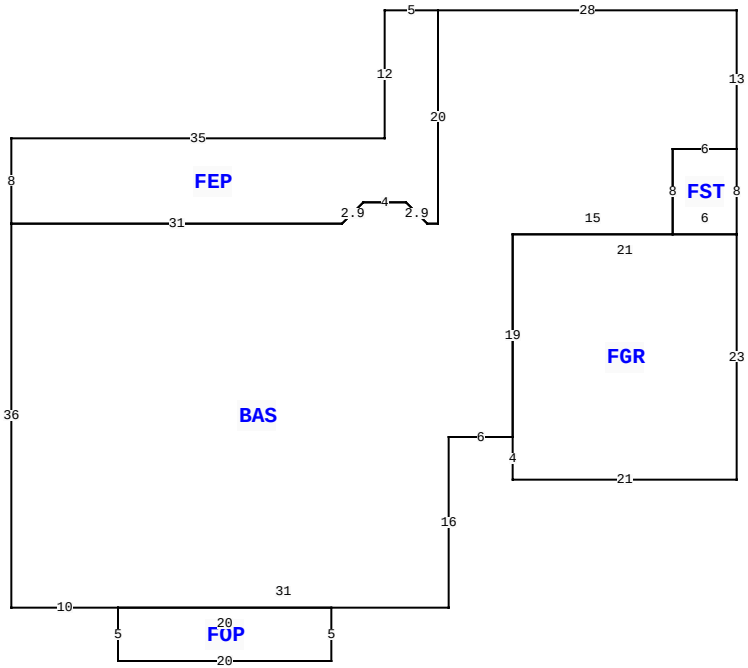
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,141	100		2,141	197,191
FEP	368	80		294	27,078
FGR	483	55		266	24,499
FOP	100	30		30	2,763
FST	48	55		26	2,395
TOTALS	3,140			2,757	253,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,757	118.7466	133.00	366,681	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2022 Heated Area: 2141 HX Base Yr 2022



193 SW KEVIN 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		253,927
TOTAL MARKET OB/XF VALUE		9,852
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,779
SOH/AGL Deduction		41,284
ASSESSED VALUE		257,495
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,773
TOTAL JUST VALUE		298,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048461	Roof Replacement	7,581	10/23/2023
37792	MAINT/ALTR	75	02/25/2019
10204	SFR	350	09/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1755	12/21/2021	WD	Q	I	01	305,000
GRANTOR: SANDAGE JOAN						
GRANTEE: MARTZ JOHN C						
1453/396	11/22/2021	WD	U	I	30	100
GRANTOR: SANDAGE JAMES ALBERT						
GRANTEE: SANDAGE JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S20 W1 U2L2 W4 D2L2 W31 S36 E10 E31 N16 E6 N19 E15 N8 E6 N13 $
FGR=[ORIG=-21,40] S4 E21 N23 W21 S19 $
FEP=[ORIG=-28,0] W5 S12 W35 S8 E31 U2R2 E4 D2R2 E1 N20 $
FOP=[ORIG=-58,56] S5 E20 N5 W20 $
FST=[ORIG=-6,21] E6 N8 W6 S8 $
.

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	3,061.00	UT	1.50	1.50	100	1995	1995	3	100	4,592	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	480.00	UT	4.50	4.50	100	1995	1995	3	100	2,160	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,852

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 01/19/2024 BY JS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS