LOT 11 BLOCK B RUSSWOOD ESTATES
939-1338, 818-2484, 954-2494, WD

SHELNUT JAMES/SHELNUT WENDY
163 SW KEVIN GLEN
LAKE CITY, FL 32024

2026

10-4S-16-02853-281

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

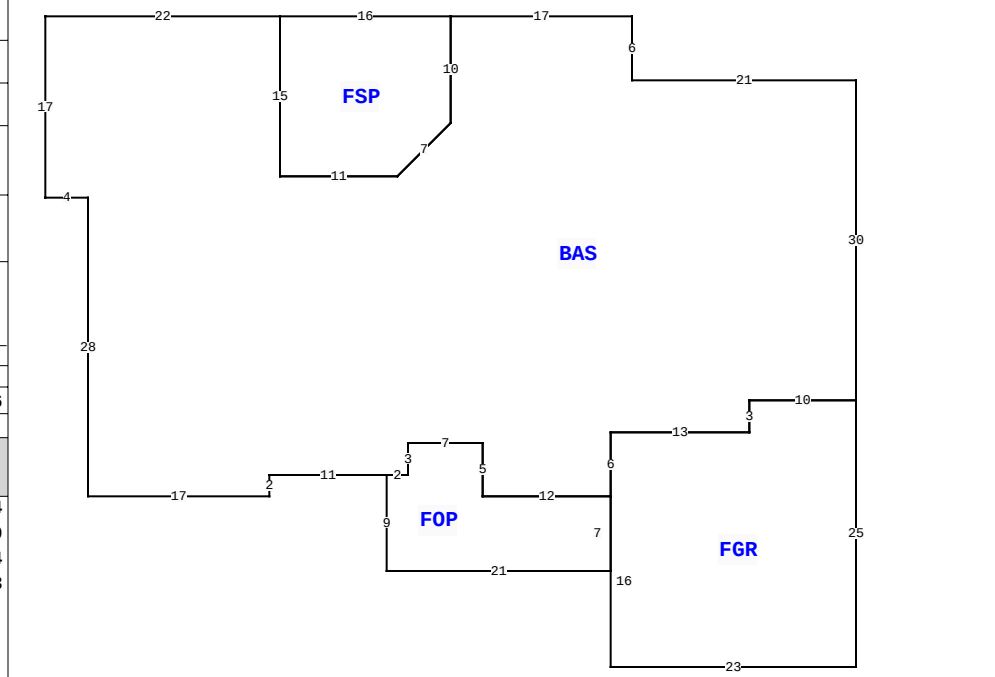
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	2,726	100		2,726	283,494
FGR	536	55		295	30,679
FOP	186	30		56	5,824
FSP	228	40		91	9,463
TOTALS	3,676			3,168	329,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,168	120.5904	135.06	427,870	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2007 Heated Area: 2726 HX Base Yr 2007



163 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		329,460
TOTAL MARKET OB/XF VALUE		24,072
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		388,532
SOH/AGL Deduction		113,474
ASSESSED VALUE		275,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,336
TOTAL JUST VALUE		388,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053148	Roof Replacement	21,800	05/19/2025
19489	POOL	125	04/30/2002
18902	SFR	455	10/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1056/2703	8/31/2005	WD	Q	I		309,900
GRANTOR: BRIAN V & ERIN POWERS						
GRANTEE: JAMES & WENDY SHELN						
0954/2494	5/28/2002	WD	U	I	07	193,700
GRANTOR: JOHN S & PATRICIA JOH						
GRANTEE: BRIAN V & ERIN F PO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N6 W17 FSP= W16 S15 E11 R5 U5 N10$ S10 D5 L5 W11 N15 W22 S17 E4 S28 E17 N2 E11 FOP= S9 E21 N7 W12 N5 W7 S3 W2$ E2 N3 E7 S5 E12 FGR= S16 E23 N25 W10 S3 W13 S6$ N6 E13 N3 E10 N30$.

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	2,704.00	UT	2.50	2.50	100	2002	2002	3	100	6,760	
2	0280	POOL R/CON	0	100	0	0	428.00	UT	70.00	70.00	100	2002	2002	3	40	11,984	
3	0282	POOL ENCL	0	100	0	0	1,184.00	UT	11.25	11.25	100	2002	2002	3	40	5,328	

LAND DESCRIPTION

TOTAL OB/XF 24,072

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 06/16/2025 BY chuck Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS