

LOT 12 BLOCK B RUSSWOOD EST UNIT
DESC ORB 921-153. EXCEPTION ALSO
COR OF LOT 12, E 29.24 TO E LINE

NEWSOME FAMILY REVOCABLE TRUST
123 SW KEVIN GLN
LAKE CITY, FL 32024-3789

2026

10-4S-16-02853-282



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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	04	04 100
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
APT	960	100		960	86,443
BAS	2,180	100		2,180	196,297
FEP	426	80		341	30,705
FGR	1,008	55		554	49,885
FOP	72	30		22	1,981

TOTALS	4,646			4,057	365,310
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	3,026.00	UT	1.13	1.13
2	0280	POOL R/CON	0 100	8	20	160.00	UT	70.00	70.00
3	0166	CONC, PAVMT	0 100	0	0	615.00	UT	1.50	1.50
4	0282	POOL ENCL	0 100	10	20	200.00	UT	15.00	15.00
5	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
8	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 01/19/2024 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,057	123.6866	138.53	562,016	1997	1997	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020

123 SW KEVIN GLN, LAKE CITY

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

TOTAL OB/XF									
17,457									

Total Acres: 1.02 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		365,310	
TOTAL MARKET OB/XF VALUE		17,457	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		417,767	
SOH/AGL Deduction		101,377	
ASSESSED VALUE		316,390	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		265,668	
TOTAL JUST VALUE		417,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044420	Roof Replacement	8,882	05/12/2022
000044419	Roof Replacement	31,329	05/12/2022
16563	GARAGE	55	02/02/2000
13060	POOL	85	09/15/1997
12700	SFR	360	06/26/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1441/1992	7/02/2021	WD U	I	I	30
GRANTOR: NEWSOME JOEL MARK					
GRANTEE: NEWSOME FAMILY REVO					
1385/2619	5/31/2019	WD Q	I	I	01
GRANTOR: JULIA ZEDICK BENZ					
GRANTEE: JOEL MARK & ANNELIE					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS= W12 U2 L2 W4 L2 D2 W3 FEP= N10 W26 S13 D4 R4 E18 R4 U4 N3\$ S3 D4 L4 W18 L4 U4 N3 W10 S41 E5 S3 E7 N3 E3 FOP= S6 E8 N6 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E13 FGR= S38E8 S2 E7 N2 E9 N42 W8 N2 W6 S4W7 S2 W3\$ E3 N2 E7 N4 E6 S2 E8 N37\$ PTR= N30 APT= N24 W40 S24 E40\$ S30\$.					

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