

LOT 10 RUSSWOOD ESTATES UNIT 3
945-2044, 958-164, 975-701, WD-1

BENSON FAMILY TRUST
123 SW DOROTHY TER
LAKE CITY, FL 32024

2026

10-4S-16-02853-310



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	N/A 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		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100		2,337	238,649
FGR	625	55		344	35,128
FOP	82	30		25	2,553
FST	39	55		21	2,144
PTO	80	5		4	409

TOTALS	3,163			2,731	278,884
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,218.00	UT	2.00
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
5	0120	CLFENCE	4	0	100	0	1.00	UT	0.00
6	0030	BARN, MT	0	100	18	40	1.00	UT	11,880.00

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,731	116.8944	130.92	357,543	2003	2003	0	0	22.00	78.00

1 SINGLE FAM 100% - 2020

Heated Area: 2337

HX Base Yr 2020

Diagram labels: BAS, FGR, FOP, FST, PTO

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

04/03/2025 MLU

123 SW DOROTHY TER, LAKE CITY

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		278,884	
TOTAL MARKET OB/XF VALUE		17,966	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		331,850	
SOH/AGL Deduction		134,193	
ASSESSED VALUE		197,657	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		146,935	
TOTAL JUST VALUE		331,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,425	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045402	Roof Replacement	22,402	09/09/2022
19861	SFR	380	08/16/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1400/1870	12/01/2019	WD	Q	I	01
GRANTOR: MICHAEL S HIRTER					
GRANTEE: EDWIN L & DIANE L B					
1263/0073	10/08/2013	WD	Q	I	01
GRANTOR: CHARLES LISTER (SINGL					
GRANTEE: MICHAEL S HIRTER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 N8 W17 PTO= W10 S8 E10 N8\$ S8 W30 S33 FST= S3 E13 N3 W13\$ E13 S3 FGR= W13 S25 E25 N25 W12\$ E12 S2 E13 FOP= S6 E9 N6 W1 N4 W7 S4 W1\$ E1 N4 E7 S4 E15 N38\$.									