LOT 12 RUSSWOOD ESTATES UNIT 3
934-507, 513, WD 946-2585, WD 10

BYRD SETH DEVON/BYRD ERIN LINDSEY
143 SW EMILY GLN
LAKE CITY, FL 32024

2025

10-4S-16-02853-312

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

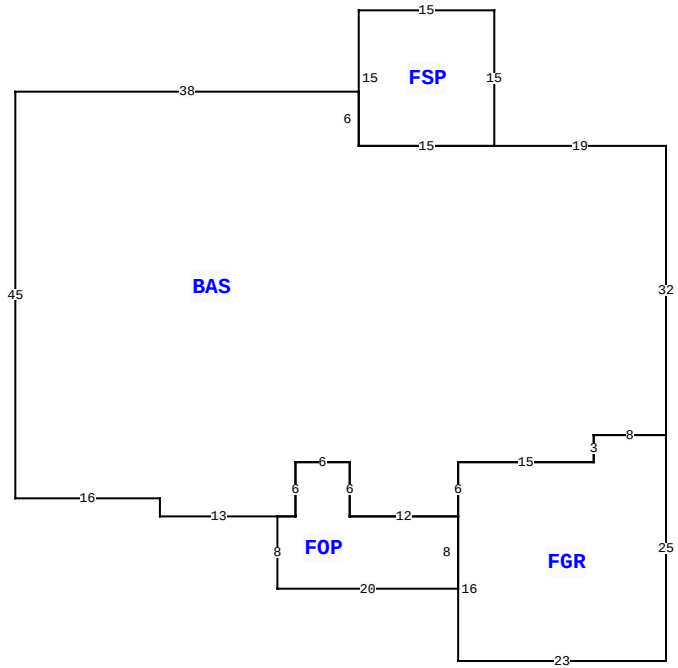
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	05	05
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	2,950	100		2,950	269,877
FGR	530	55		292	26,714
FOP	196	30		59	5,398
FSP	225	40		90	8,234
TOTALS	3,901			3,391	310,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,391	110.0100	118.81	402,885	2001	2001	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2950 HX Base Yr 2021



143 SW EMILY 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		310,221
TOTAL MARKET OB/XF VALUE		7,366
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		352,587
SOH/AGL Deduction		81,429
ASSESSED VALUE		271,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,436
TOTAL JUST VALUE		352,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18044	SFR	510	03/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1419/2141	9/17/2020	WD	Q	I	01	267,000
GRANTOR: MELISSA A JENKINS						
GRANTEE: SETH DEVON & ERIN L						
1322/0604	9/01/2016	WD	Q	I	01	220,000
GRANTOR: BEULAH J DAWSON						
GRANTEE: MELISSA A JENKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N15 W15 S15 E15$ W15 N6 W38 S45 E16 S2 E13 FOP= S8 E20 N8 W12 N6 W6 S6 W2$ E2 N6 E6 S6 E12 FGR= S16 E23 N25 W8 S3 W15 S6$ N6 E15 N3 E8 N32$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,444.00	UT	1.50	1.50	100	2001	2001	3	100	3,666	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 7,366

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 KS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/06/2025 BY SYS