

LOT 14 RUSSWOOD ESTATES UNIT 3.
957-1612, DC 1439-508, WD 1439-5

TRIVISON MICHAEL ANGELO/TRIVISON BEVERLEY SPENCER
187 SW EMILY GLN
LAKE CITY, FL 32024

2026

10-4S-16-02853-314



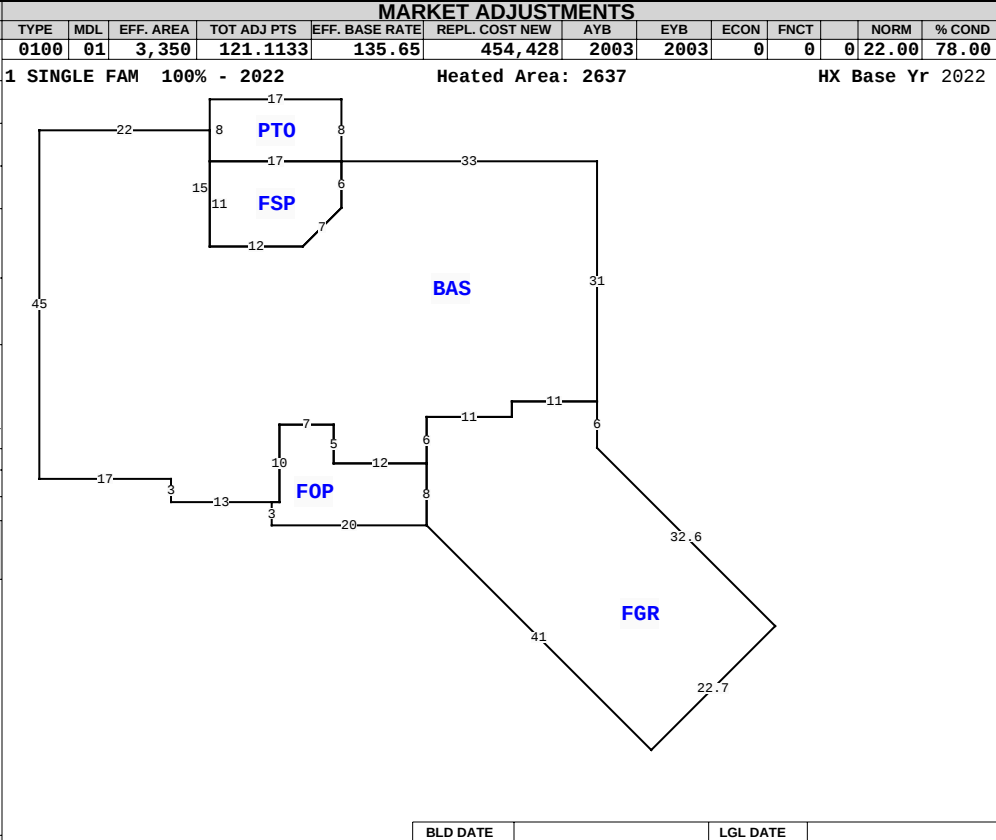
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,637	100		2,637	279,013
FGR	1,052	55		579	61,262
FOP	190	30		57	6,031
FSP	175	40		70	7,407
PTO	136	5		7	741
TOTALS	4,190			3,350	354,454

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	2,694.00	UT 2.00	2.00
3	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	0.00
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT 2,000.00	2,000.00

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



187 SW EMILY GLN, LAKE CITY					XF DATE INC DATE					LAND DATE AG DATE		04/03/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200				
2,694.00	UT	2.00	2.00	100	2003	2003	3	100	5,388				
1.00	UT	0.00	0.00	100	2007	2007	3	100	500				
1.00	UT	0.00	0.00	100	2014	2014	3	100	100				
1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000				

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		354,454	
TOTAL MARKET OB/XF VALUE		9,188	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		398,642	
SOH/AGL Deduction		61,168	
ASSESSED VALUE		337,474	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		286,752	
TOTAL JUST VALUE		398,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		403,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043099	Roof Replacement	22,600	11/03/2021
20089	SFR	455	10/30/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1485/1601	2/27/2023	LE U	I	I	14	100	
GRANTOR: TRIVISON MICHAEL ANGE							
GRANTEE: TRIVISON MICHAEL A							
1439/513	6/03/2021	WD Q	I	I	01	340,000	
GRANTOR: RITZMANN LAWANA W							
GRANTEE: TRIVISON MICHAEL A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W33 PTO= N8 W17 S8 E17\$ FSP= W17 S11 E12 R5 U5 N6\$ S6 D5 L5 W12 N15 W22 S45 E17 S3 E13 FOP= S3 E20 N8 W12 N5 W7 S10 W1\$ E1 N10 E7 S5 E12 FGR= S8 D29 R29 R16 U16 U23 L23 N6 W11 S2 W11 S6\$ N6 E11 N2 E11 N31\$.									