LOT 15 RUSSWOOD ESTATES UNIT 4
WD 1111-2014, WD 1223-2706,

BAILEY PATRICIA L/BAILEY LOID R JR
234 SW SCOTT PLACE
LAKE CITY, FL 32024

2026

10-4S-16-02853-415

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

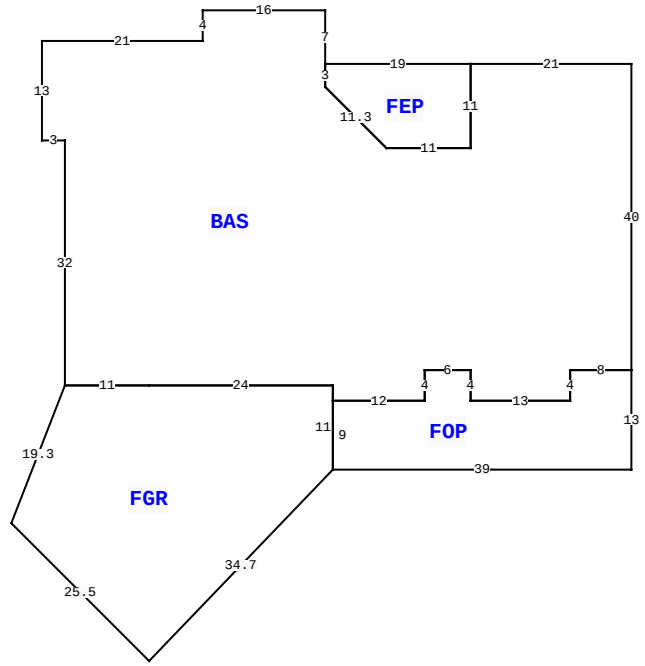
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	3,158	100		3,158	352,548
FEP	177	80		142	15,852
FGR	987	55		543	60,619
FOP	407	30		122	13,620
TOTALS	4,729			3,965	442,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,965	115.9053	129.81	514,697	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 3158 HX Base Yr 2012



234 SW SCOTT PL, 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		442,639
TOTAL MARKET OB/XF VALUE		14,258
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		491,897
SOH/AGL Deduction		149,711
ASSESSED VALUE		342,186
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,464
TOTAL JUST VALUE		491,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29234	SFR	289	03/07/2011
28279	SFR	1,276	12/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/2706	10/26/2011	WD	Q	I	01	270,000
GRANTOR: JOHN S & PATRICIA M J						
GRANTEE: LOID R JR & PATRICI						
1111/2014	2/22/2007	WD	Q	V	02	182,000
GRANTOR: LOID RUSSELL & DOROTH						
GRANTEE: JOHN S & PATRICIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FEP= W19 S3 D8 R8 E11 N11$ S11 W11 L8 U8 N3 N7 W16 S4 W21 S13 E3 S32 FGR= L7 D18 D18 R18 R24 U25 N11 W24 /W11/$ /E11/ E24 S2 FOP= S9 E39 N13 W8 S4 W13 N4 W6 S4 W12$ E12 N4 E6 S4 E13 N4 E8 N40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,379.00	UT	2.00	2.00	100	2011	2011	3	100	4,758	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		100	1,300	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 14,258

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-2	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 JB Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS