LOT 19 RUSSWOOD ESTATES UNIT 4.
WD 1469-822, WD 1502-2727, QC 15

LEV PETER L/LEV JOANN T
122 SW SCOTT PL
LAKE CITY, FL 32024

2026

10-4S-16-02853-419

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

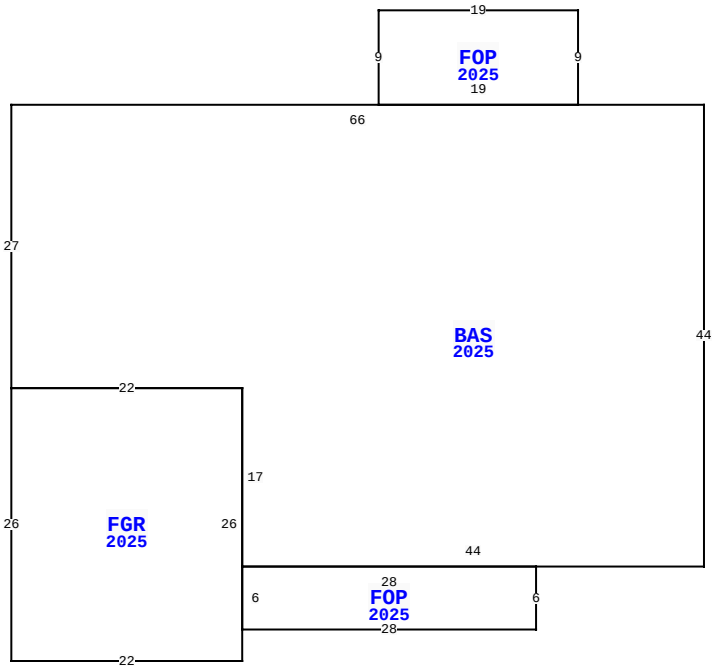
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,530	100	2025	2,530	302,042
FGR	572	55	2025	315	37,606
FOP	168	30	2025	50	5,970
FOP	171	30	2025	51	6,089
TOTALS	3,441			2,946	351,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	107.6700	120.59	355,258	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2530 HX Base Yr 2025



122 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		351,705
TOTAL MARKET OB/XF VALUE		6,360
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		393,065
SOH/AGL Deduction		0
ASSESSED VALUE		393,065
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,343
TOTAL JUST VALUE		393,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049350	New Residential C	300,000	03/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/471	12/28/2024	QC	U	V	11	100
GRANTOR: LEV PETER L						
GRANTEE: LEV PETER L						
1530/954	12/28/2024	QC	U	V	11	100
GRANTOR: CROWTHER ROBERT E						
GRANTEE: LEV PETER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=89,11] W66 S27 E22 S17 E44 N44 $
FOP=[YR=2025;ORIG=58,2] E19 S9 W19 N9 $
FOP=[YR=2025;ORIG=45,55] E28 S6 W28 N6 $
FGR=[YR=2025;ORIG=23,38] E22 S26 W22 N26 $
.

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	0166	CONC,PAVMT	0	100	0	0	2,120.00	UT	3.00	3.00	100	2025	2024		100	6,360	

LAND DESCRIPTION

TOTAL OB/XF 6,360

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 12/20/2024 BY TW Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS