LOTS 20, 21, 22, 23 & 24 RUSSWOO
4.

WATSON JAMES N
115 SW JOHN GLN
LAKE CITY, FL 32024

2026

10-4S-16-02853-423

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	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

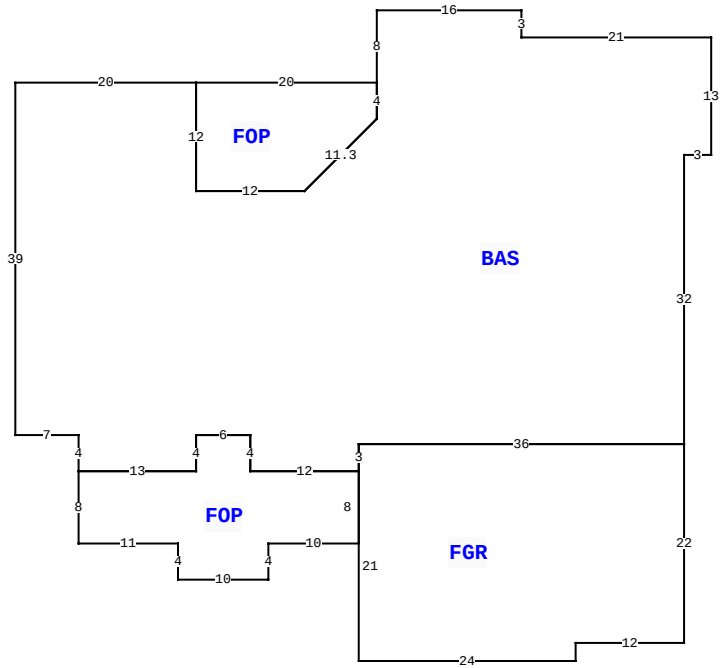
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 10416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,071	100		3,071	345,749
FGR	840	55		462	52,014
FOP	208	30		62	6,980
FOP	312	30		94	10,583
TOTALS	4,431			3,689	415,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,689	119.6738	134.03	494,437	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2021 Heated Area: 3071 HX Base Yr 2021



115 SW JOHN 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		415,327
TOTAL MARKET OB/XF VALUE		11,457
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		601,784
SOH/AGL Deduction		186,429
ASSESSED VALUE		415,355
TOTAL EXEMPTION VALUE	13 HX HB WR	415,355
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		601,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042435	Electrical Servic	0	07/28/2021
27275	SFR	1,223	08/21/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/2573	10/22/2024	WD	Q	V	05	67,500
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: WATSON JAMES						
1488/572	3/16/2023	WD	U	V	11	100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N3 W16 S8 FOP= W20 S12 E12 R8 U8 N4$ S4 D8 L8 W12 N12 W20 S39 E7 S4 FOP= S8 E11 S4 E10 N4 E10 N8 W12 N4 W6 S4 W13$ E13 N4 E6 S4 E12 FGR= S21 E24 N2 E12 N22 W36 S3$ N3 E36 N32 E3 N13$.

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	2009	2009	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,203.00	UT	2.25	2.25	100	2009	2009	3	100	4,957	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 11,457

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							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
4	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
5	0000	C	VAC RES	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 KS Total Acres: 2.70 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 11/18/2025 BY SYS