LOT 26 RUSSWOOD ESTATES UNIT 4.
WD 1111-2014, WD 1141-501, LE 14

HUGHES PAMELA ZEIGLER/TURNER GEORGE W
177 SW SCOTT PL
LAKE CITY, FL 32024

2026

10-4S-16-02853-426

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

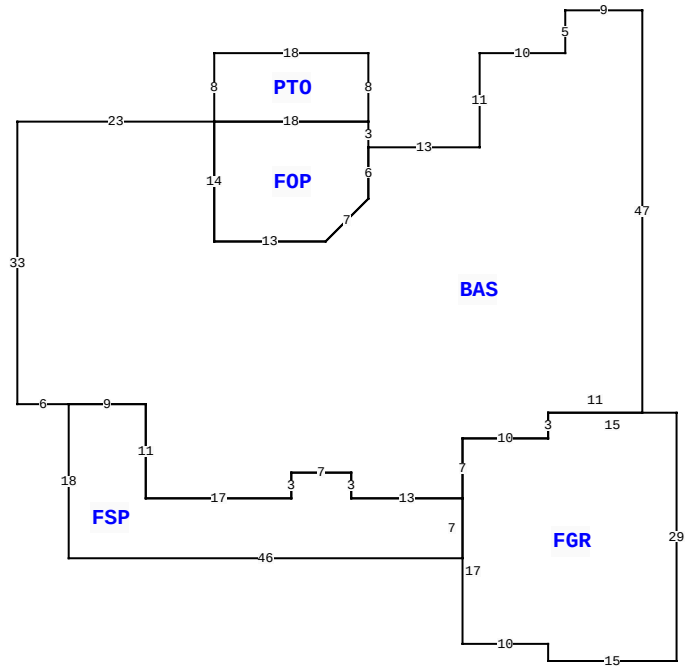
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,765	100		2,765	313,726
FGR	675	55		371	42,095
FOP	240	30		72	8,170
FSP	442	40		177	20,083
PTO	144	5		7	795
TOTALS	4,266			3,392	384,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,392	123.5440	138.37	469,351	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2025 Heated Area: 2765 HX Base Yr



177 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	384,868
TOTAL MARKET OB/XF VALUE	9,414
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	429,282
SOH/AGL Deduction	0
ASSESSED VALUE	429,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,282
TOTAL JUST VALUE	429,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37874	MAINT/ALTR	130	03/18/2019
25510	SFR	826	02/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/2379	12/02/2024	WD	Q	I	01	505,000
GRANTOR: MORRISON CHRISTINE R						
GRANTEE: HUGHES PAMELA ZEIGL						
1454/542	11/30/2021	LE	U	I	14	100
GRANTOR: MORRISON THOMAS E (EN						
GRANTEE: MORRISON CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 S5 W10 S11 W13 S6 D5L5 W13 N14 W23 S33 E6
E9 S11 E17 N3 E7 S3 E13 N7 E10 N3 E11 N47 $
FGR=[ORIG=-21,57] S17 E10 S2 E15 N29 W15 S3 W10 S7 $
FSP=[ORIG=-67,46] S18 E46 N7 W13 N3 W7 S3 W17 N11 W9 $
FOP=[ORIG=-32,16] N3 W18 S14 E13 U5R5 N6 $
PTO=[ORIG=-32,13] N8 W18 S8 E18 $
.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	2,138.00	UT	3.00	3.00	100	2007	2007	3	100	6,414	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,414

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	0		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 01/23/2025 BY ME Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS