LOT 7 BRIARWOOD.

WD 1275-1819, WD 1277-142, WD 12

RUSSELL JASON H/RUSSELL TERI LYNN
363 SW PADDOCK CT
LAKE CITY, FL 32024

2026

31-4S-17-08920-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

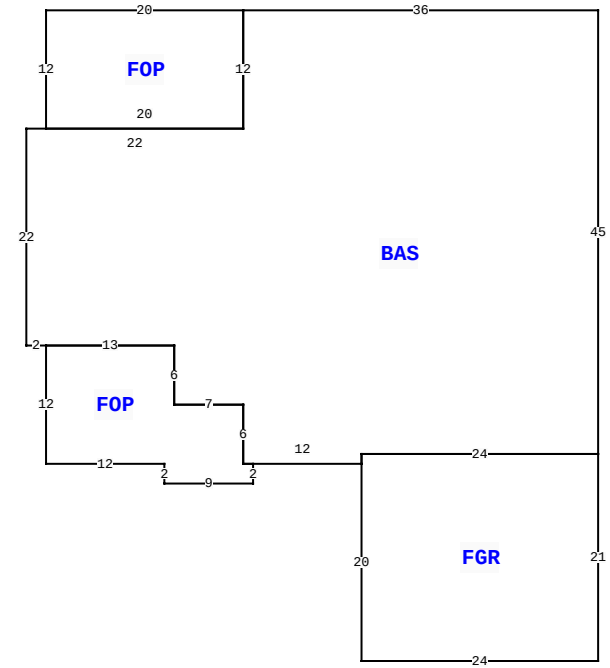
NEIGHBORHOOD/LOC 31417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,158	100		2,158	281,072
FGR	504	55		277	36,078
FOP	216	30		65	8,466
FOP	240	30		72	9,378
TOTALS	3,118			2,572	334,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	125.0480	140.05	360,209	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2158 HX Base Yr 2019



363 SW PADDOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		334,994
TOTAL MARKET OB/XF VALUE		21,092
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		386,086
SOH/AGL Deduction		88,441
ASSESSED VALUE		297,645
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,923
TOTAL JUST VALUE		386,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,688

LAND:1:1: 2.81 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36399	SFR	1,112	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0477	12/19/2018	WD	Q	I	01	289,900
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: JASON H & TERI LYNN						
1353/2726	2/20/2018	WD	U	V	11	0
GRANTOR: CHARLES S SPARKS TRUS						
GRANTEE: MF BUTLER HOMES, LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= W20 S12 E20 N12$ S12 W22 S22 E2 FOP= S12 E12 S2 E9 N2 W1 N6 W7 N6 W13$ E13 S6 E7 S6 E12 FGR= S20 E24 N21 W24 S1$ N1 E24 N45$.

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	1,546.00	UT	2.00	2.00	100	2018	2018	3	100	3,092	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
3	0031	BARN,MT AE	0	100	30	40	1.00	UT	15,500.00	15,500.00	100	2021	2020		100	15,500	

LAND DESCRIPTION

TOTAL OB/XF 21,092

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/14/2019 BY HC Total Acres: 2.81 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/03/2025 BY SYS