

LOT 9 EASTSIDE VILLAGE UNIT 4.
789-1263, WD 808-1666,1668, WD 9

RUSSELL WANDA G
254 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-409



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	34317.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100		1,684	129,382
FEP	192	80		154	11,832
FGR	272	55		150	11,525
FGR	620	55		341	26,199
FOP	48	30		14	1,076
FOP	288	30		86	6,607

TOTALS	3,104			2,429	186,620
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	756.00	UT	1.50
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	0080	DECKING	0	100	0	0	1.00	UT	0.00
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,429	105.5360	118.20	287,108	1995	1995	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2013 Heated Area: 1684 HX Base Yr 2013											

254 SE TRISTIN LN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	756.00	UT	1.50	1.50	100	1995	1995	3	100	1,134	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

TOTAL OB/XF															2,534		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	22,500.00	28,125.00						

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						186,620					
TOTAL MARKET OB/XF VALUE						2,534					
TOTAL LAND VALUE - MARKET						28,125					
TOTAL MARKET VALUE						217,279					
SOH/AGL Deduction						76,819					
ASSESSED VALUE						140,460					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						84,738					
TOTAL JUST VALUE						217,279					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						217,279					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30886	MAINT/ALTR	40	04/01/2013
30454	MAINT/ALTR	85	09/12/2012
9645	SFR	275	04/26/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1239/0315	7/27/2012	QC	U	I	11	100	
GRANTOR: FIRST BAPTIST CHURCH							
GRANTEE: WALTER E & WANDA G							
1239/0303	7/26/2012	WD	U	I	19	120,000	
GRANTOR: JULIA BUIE BRANCH, IN							
GRANTEE: WALTER E & WANDA G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 FEP= N12 W16 S12 E16\$ W25 FGR= N16 W17 S16 E17\$ W17 S26 FGR= S28 E24 N24 W13 N4 W11\$ E11 S4 E13 FOP= S4 E8 N6 W8 S2\$ N2 E36 N28\$ FOP= N16 W18 S16 E18\$.									