

LOT 29 TURKEY RUN S/D.
ORB 1005-707, WD 1016-2527,
WD 1046-1803, WD 1123-688, WD

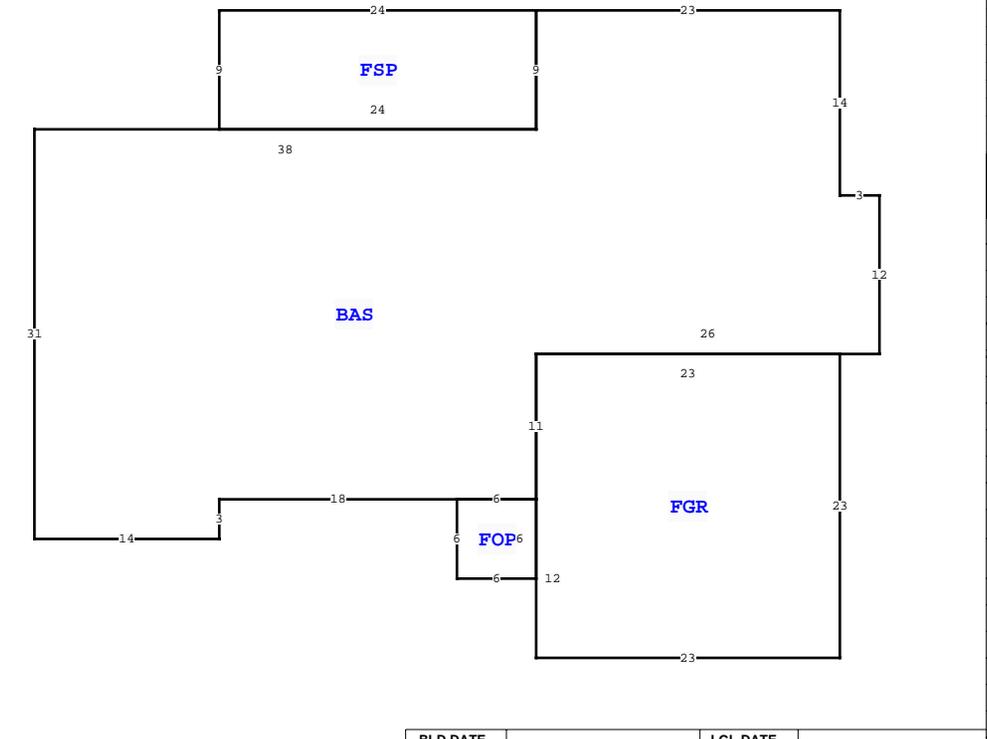
EXUM SVETLANA S
173 SW ETHEL GLN
LAKE CITY, FL 32024

2026

03-4S-16-02739-229

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,128	112.4640	128.21	272,831	2004	2004	0	0	23.10	76.90



MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC	3416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	171,552
FGR	529	55		291	28,691
FOP	36	30		11	1,084
FSP	216	40		86	8,479
TOTALS	2,521			2,128	209,807

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	209,807		
TOTAL MARKET OB/XF VALUE	6,032		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	250,839		
SOH/AGL Deduction	92,344		
ASSESSED VALUE	158,495		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	107,084		
TOTAL JUST VALUE	250,839		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	250,106		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046658	Roof Replacement	20,665	03/06/2023
22192	SFR	545	08/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1823	12/09/2015	WD	U	I	11	100
GRANTOR: ROBERT E EXUM						
GRANTEE: SVETLANA S EXUM						
1123/0688	6/22/2007	WD	Q	I		184,500
GRANTOR: EVERETT C & JEAN E KI						
GRANTEE: ROBERT E & SVETLANA						

EXTRA FEATURES																	
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	916.00	UT	2.00	2.00	100	2004	2004	3	100	1,832	
2	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	2007	2007	3	100	2,400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

TOTAL OB/XF												6,032					
173 SW ETHEL GLN, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W23 FSP= W24 S9 E24 N9\$ S9 W38 S31 E14 N3 E18 FOP= S6 E6 N6 W6\$ E6 FGR= S12 E23 N23 W23 S11\$ N11 E26 N12 W3 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							