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

2027

03-4S-16-02739-229

BUILDING CHARACTERISTICS

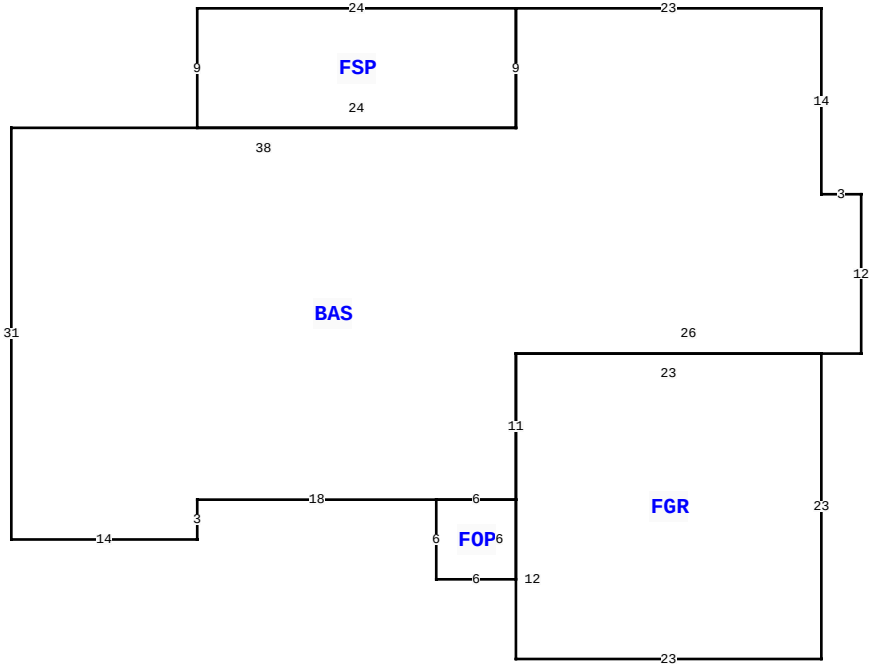
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	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	165,531
FGR	529	55		291	27,684
FOP	36	30		11	1,047
FSP	216	40		86	8,181
TOTALS	2,521			2,128	202,443

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	123.71	263,255	2004	2004	0	0	0	23.10	76.90

1 SINGLE FAM 100% - 2008 Heated Area: 1740 HX Base Yr 2008



173 SW ETHEL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,443
TOTAL MARKET OB/XF VALUE		6,032
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		243,475
SOH/AGL Deduction		80,225
ASSESSED VALUE		163,250
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,839
TOTAL JUST VALUE		243,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,157

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						

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 6,032

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							

REVIEW DATE 05/03/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS