BEG NE COR OF LOT 23 RUSSWOOD ES
W 277.03, SW 47.36 FT, N 11 DEG
C/L OF CREEK, THENCE ALONG C/L O

WATSON JAMES NATHAN
115 SW JOHN GLN
LAKE CITY, FL 32024

**2027**

**10-4S-16-02853-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 10416.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 55,080 |
| TOTAL MARKET VALUE | 55,080 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 55,080 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,080 |
| TOTAL JUST VALUE | 55,080 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 55,080 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1468/1867 | 6/09/2022 | WD | Q | V | 04 | 33,300 |
| GRANTOR: BAILEY LOID RUSSELL | | | | | | |
| GRANTEE: WATSON JAMES NATHAN | | | | | | |
| 1428/1787 | 1/20/2021 | WD | Q | V | 01 | 47,500 |
| GRANTOR: BAILEY LOID RUSSELL | | | | | | |
| GRANTEE: WATSON JAMES NATHAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | *RSF-3 | 0.00 | 0.00 | 0.90 | AC | | 1.00 | 1.00 | 1.00 | 36,000.00 | 36,000.00 | 32,400 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | *RSF-3 | 0.00 | 0.00 | 0.63 | AC | | 1.00 | 1.00 | 1.00 | 36,000.00 | 36,000.00 | 22,680 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/14/2026 BY MLU Total Acres: 1.53 Total Land Value: 55,080 Market: 0 Agricultural: 0 Common: 55,080 PRINTED 11/17/2026 BY SYS