LOT 1 RUSSWOOD ESTATES UNIT 1.
QC 1437-2494, LE 1552-1287,

SCHULTETUS LAYNE E/SUMMERLIN KAY C
1199 SW TROY ST
LAKE CITY, FL 32024

2026

10-4S-16-02853-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.010 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

1171 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,950
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	45,950
SOH/AGL Deduction	0
ASSESSED VALUE	45,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,950
TOTAL JUST VALUE	45,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043478	Electrical Servic	0	01/05/2022
000042122	Storage Building	14,000	06/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/1287	10/21/2025	LE	U	I	14	100
GRANTOR: SCHULTETUS LAYNE EDWA						
GRANTEE: SCHULTETUS LAYNE ED						
1437/2494	5/17/2021	QC	U	V	11	45,500
GRANTOR: BAILEY LOID RUSSELL &						
GRANTEE: SCHULTETUS LAYNE E						

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
1	0030	BARN,MT	0	0	18	25	1.00	UT	6,750.00	6,750.00	100	2023	2022		100	6,750	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	2,100.00	2,100.00	100	2023	2022		100	2,100	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	2,100.00	2,100.00	100	2023	2022		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 10,950

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	9901	C	AC/XFOB	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/19/2024 BY KS Total Acres: 1.14 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS