LOT 4 RUSSWOOD ESTATES UNIT 1.
843-767, WD 1066-834, CT 1272-27

PALAU JACQUELINE
153 SW RUSSWOOD TER
LAKE CITY, FL 32024

2027

10-4S-16-02853-104

BUILDING CHARACTERISTICS

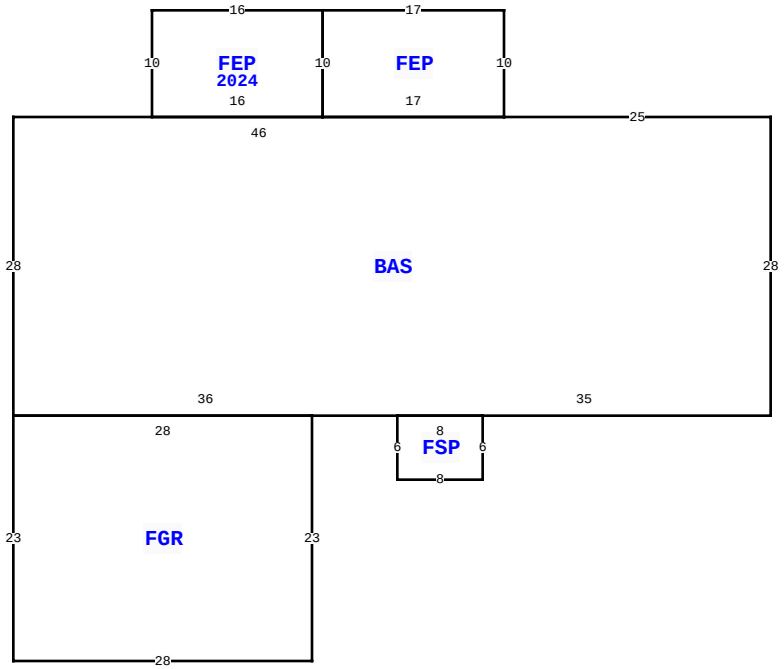
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,988	100		1,988	182,956
FEP	170	80		136	12,516
FEP	160	80	2024	128	11,780
FGR	644	55		354	32,578
FSP	48	40		19	1,749
TOTALS	3,010			2,625	241,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,625	117.8352	129.62	340,252	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2016 Heated Area: 1988 HX Base Yr 2016



153 SW RUSSWOOD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,905.00	UT	1.50	1.50	100	1996	1996	3	100	2,858	
2	0120	CLFENCE 4	0	100	0	0	180.00	UT	4.50	4.50	100	1996	1996	3	100	810	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	241,579
TOTAL MARKET OB/XF VALUE	5,968
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	282,547
SOH/AGL Deduction	121,772
ASSESSED VALUE	160,775
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,364
TOTAL JUST VALUE	282,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32034	MAINT/ALTR	25	06/12/2014
10901	SFR	320	03/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/1315	6/29/2015	WD	U	I	12	177,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JULIO R & JAQUELINE						
1272/2773	3/26/2014	CT	U	I	18	0
GRANTOR: CLERK OF COURT (ARMAS						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 W46 S28 E36 E35 N28 $
FGR=[ORIG=-71,28] S23 E28 N23 W28 $
FEP=[ORIG=-25,0] N10 W17 S10 E17 $
FSP=[ORIG=-35,28] S6 E8 N6 W8 $
FEP=[YR=2024;ORIG=-58,-10] E16 S10 W16 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,968

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-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: 1.12 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS