LOT 5 RUSSWOOD ESTATES UNIT 1.
WD 1052-2480, WD 1059-1148, WD 1

SMITH TIFFANY L/SMITH QUINTON D
1031 SW TROY ST
LAKE CITY, FL 32024

2027

10-4S-16-02853-105

BUILDING CHARACTERISTICS

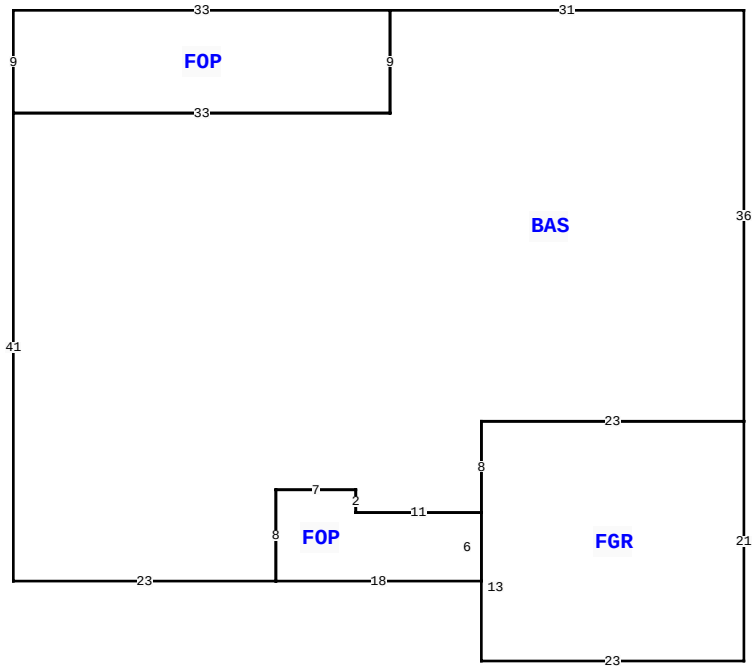
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,459	100		2,459	251,785
FGR	483	55		266	27,236
FOP	122	30		37	3,788
FOP	297	30		89	9,113
TOTALS	3,361			2,851	291,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,851	113.5155	124.87	356,004	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 50% - 2025 Heated Area: 2459 HX Base Yr 2025



1031 SW TROY ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	291,923
TOTAL MARKET OB/XF VALUE	2,398
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	329,321
SOH/AGL Deduction	0
ASSESSED VALUE	329,321
TOTAL EXEMPTION VALUE	HA HAB 13 164,660
BASE TAXABLE VALUE	164,661
TOTAL JUST VALUE	329,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24957	SFR	697	09/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/1652	2/08/2012	WD	Q	I	01	185,000
GRANTOR: CHARLES W 11 & DRUCIL						
GRANTEE: TIFFANY L & QUINTON						
1093/1547	8/21/2006	WD	Q	V		55,900
GRANTOR: KEVIN L SR & KEVIN JR						
GRANTEE: CHARLES W II & DRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FOP= W33 S9 E33 N9$ S9 W33 S41 E23 FOP= E18 N6 W11 N2 W7 S8$ N8 E7 S2 E11 FGR= S13 E23 N21 W23 S8$ N8 E23 N36$.

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	50	0	0	466.00	UT	3.00	3.00	100	2007	2007	3	100	1,398	
2	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	50	2019	2019	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,398

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	50		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 01/18/2024 BY KS Total Acres: 1.12 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS