LOT 6 RUSSWOOD ESTATES UNIT 1.
WD 1018-354, WD 1043-1779, WD 13

KOONTZ SUSAN VIRGINIA/KOONTZ BRENTON
997 SW TROY ST
LAKE CITY, FL 32024

2027

10-4S-16-02853-106

BUILDING CHARACTERISTICS

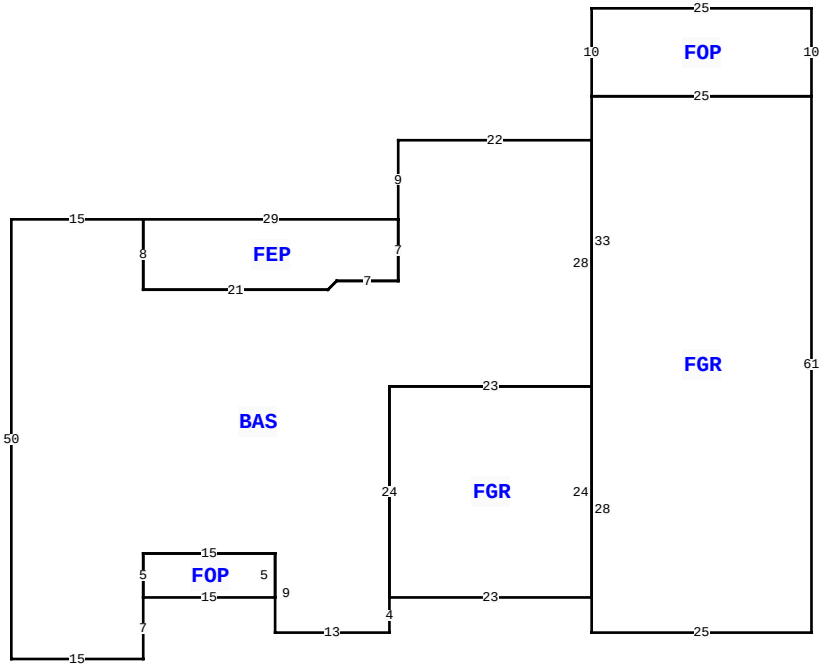
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	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	2,342	100		2,342	254,182
FEP	225	80		180	19,536
FGR	552	55		304	32,994
FGR	1,525	55		839	91,059
FOP	75	30		22	2,388
FOP	250	30		75	8,140
TOTALS	4,969			3,762	408,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,762	121.8126	133.99	504,070	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2019 Heated Area: 2342 HX Base Yr 2019



997 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	408,297
TOTAL MARKET OB/XF VALUE	43,437
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	486,734
SOH/AGL Deduction	106,345
ASSESSED VALUE	380,389
TOTAL EXEMPTION VALUE	HX HB 13 380,389
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	486,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055060	Roof Replacement	28,864	02/20/2026
39747	POOL	0	05/08/2020
23701	SFR	696	10/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/2552	4/01/2026	WD	Q	I	01	549,900
GRANTOR: PARGO DONOVAN J						
GRANTEE: KOONTZ SUSAN VIRGIN						
1534/1166	2/27/2025	WD	U	I	11	100
GRANTOR: PARGO DONOVAN						
GRANTEE: PARGO DONOVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S9 FEP= W29 S8 E21 R1 U1 E7 N7$ S7 W7 D1 L1 W21 N8W15 S50 E15 N7 FOP= E15 N5 W15 S5$ N5 E15 S9 E13 N4 FGR= E23 N24 W23 S24$ N24 E23 FGR= S28 E25 N61 FOP= N10 W25 S10 E25$ W25 S33$ N28$.

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	5,775.00	UT	2.50	2.50	100	2006	2006	3	100	14,438	
2	0280	POOL R/CON	0	100	15	27	405.00	UT	70.00	70.00	100	2020	2020	3	91	25,799	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 43,437

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 07/16/2026 BY TP Total Acres: 1.11 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS