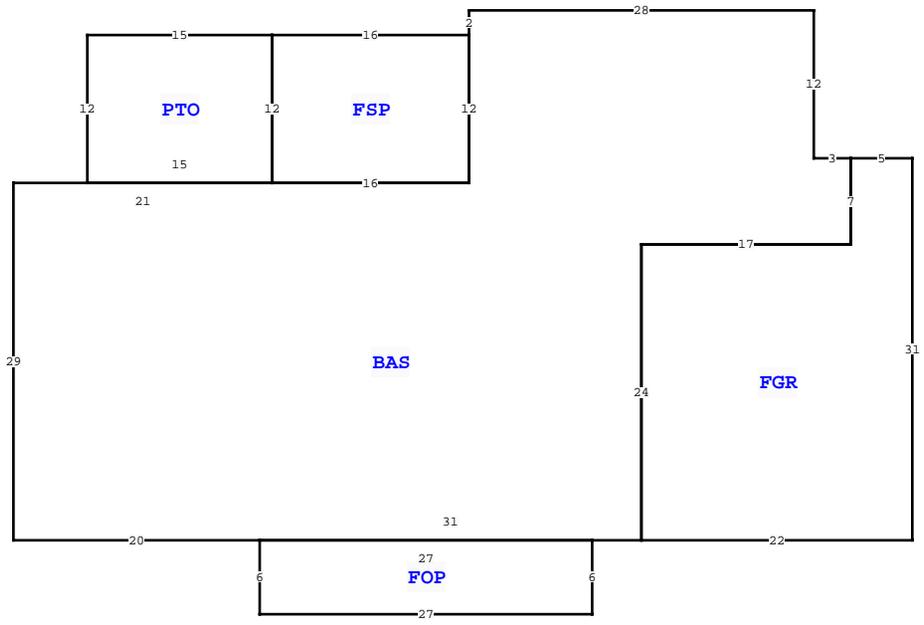


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	09	PINE WOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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
BAS	1,962	100	
FGR	563	55	
FOP	162	30	
FSP	192	40	
PTO	180	5	
TOTALS	3,059		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,407	118.4516	135.03	325,017	1994	1994	0	0	31.00	69.00	
1 SINGLE FAM 0% - 0 Heated Area: 1962 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			VALUATION SUMMARY	
Tax Group: 3	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			224,262	
TOTAL MARKET OB/XF VALUE			2,853	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			262,115	
SOH/AGL Deduction			0	
ASSESSED VALUE			262,115	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			262,115	
TOTAL JUST VALUE			262,115	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			261,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043781	Roof Replacement	13,750	02/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1096/1582	9/15/2006	WD Q	Q	I	05	108,000
GRANTOR: ROGERS						
GRANTEE: WILLIAMS						
1040/1494	3/17/2005	WD Q	Q	I		173,000
GRANTOR: THAO X LE						
GRANTEE: WILLIAMS & ROGERS						

EXTRA FEATURES															
L N	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	0	0	0		1,902.00	UT	1.50		0	3	100	2,853

186 SW RUSSWOOD TER, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/03/2025 MLU

BUILDING NOTES												

BUILDING DIMENSIONS
BAS= W28 S2 FSP= W16 S12 E16N12S S12 W16 PTO= N12 W15 S12E15S
W21 S29 E20 FOP= S6 E27 N6 W27S E31 FGR= E22 N31 W5 S7 W17
S24S N24 E17 N7 W3 N12S.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								