LOT 2 BLOCK A RUSSWOOD ESTATES U
850-1783,

PACE STEVEN T/PACE SHARON L
154 SW DUSTY GLN
LAKE CITY, FL 32025

2027

10-4S-16-02853-252

BUILDING CHARACTERISTICS

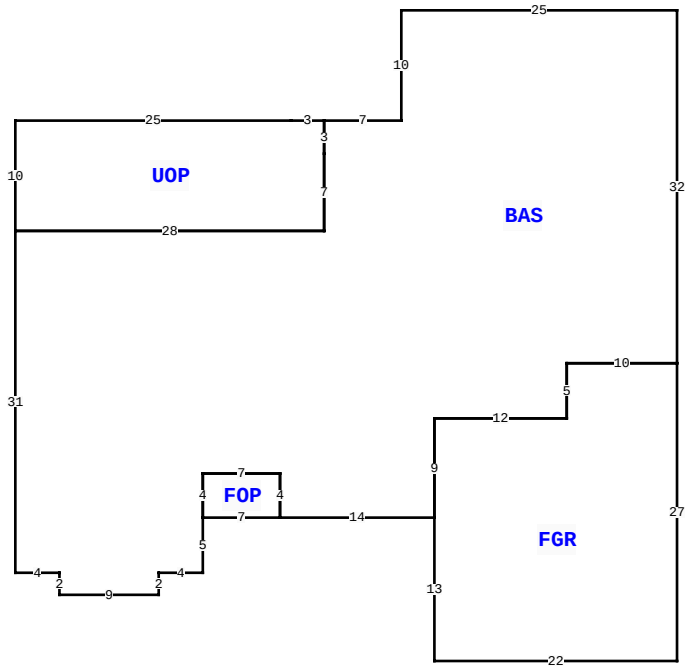
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,957	100		1,957	190,491
FGR	534	55		294	28,617
FOP	28	30		8	779
UOP	280	20		56	5,451
TOTALS	2,799			2,315	225,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	121.2162	133.34	308,682	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 1957 HX Base Yr 1999



154 SW DUSTY GLN, 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	2,275.00	UT	1.50	1.50	100	1998	1998	3	100	3,413	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	525.00	UT	2.50	2.50	100	1998	1998	3	100	1,313	
4	0294	SHED WOOD/	0	100	20	24	480.00	UT	14.00	14.00	100	2007	2007	3	100	6,720	
5	0251	LEAN TO W/	0	100	12	24	288.00	UT	2.50	2.50	100	2007	2007	3	100	720	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	720	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,338
TOTAL MARKET OB/XF VALUE		19,186
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		279,524
SOH/AGL Deduction		71,673
ASSESSED VALUE		207,851
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,440
TOTAL JUST VALUE		279,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40356	GENERATOR	0	08/13/2020
13463	SFR	315	01/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0850/1783	12/19/1997	WD	Q	V		19,500

GRANTOR: BAILEY

GRANTEE: CONFIDENTIAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S10 W7 UOP= /W3 / W25 S10 E28 N7 /N3/$ /S3/ S7 W28 S31 E4 S2 E9 N2 E4 N5 FOP= E7 N4 W7 S4$ N4 E7 S4 E14 FGR= S13 E22 N27 W10 S5 W12 S9$ N9 E12 N5 E10 N32$.

LAND DESCRIPTION

TOTAL OB/XF 19,186

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