LOT 5 BLOCK A RUSSWOOD ESTATES U
908-2132, WD 1007-1377, WD 1030-

GRAHAM MICHAEL D/GRAHAM BEVERLY C
205 SW DUSTY GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-255

BUILDING CHARACTERISTICS

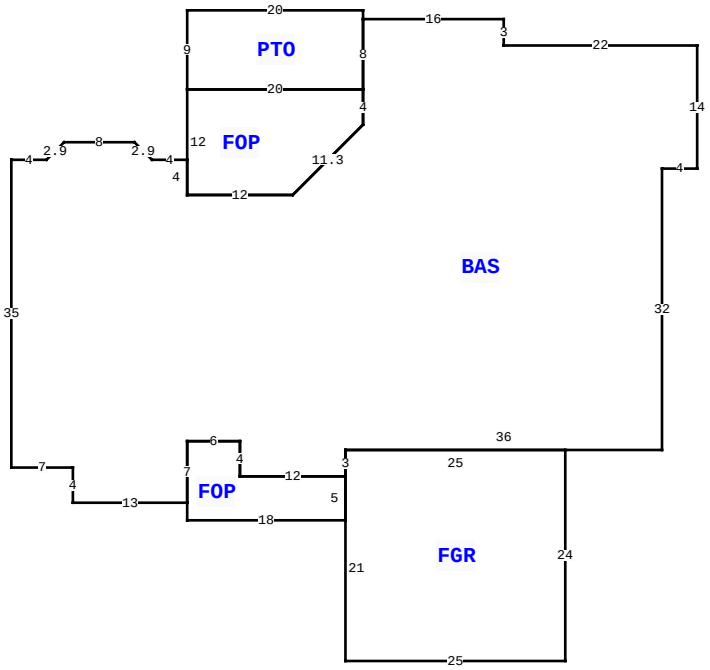
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	05	05
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	3,082	100		3,082	297,006
FGR	600	55		330	31,802
FOP	114	30		34	3,277
FOP	208	30		62	5,975
PTO	180	5		9	867
TOTALS	4,184			3,517	338,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,517	109.5130	120.46	423,658	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2013 Heated Area: 3082 HX Base Yr 2013



205 SW DUSTY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	338,926
TOTAL MARKET OB/XF VALUE	10,778
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	391,704
SOH/AGL Deduction	105,306
ASSESSED VALUE	286,398
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	229,987
TOTAL JUST VALUE	391,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042755	Roof Replacement	30,023	09/15/2021
22274	SFR	878	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/2048	10/19/2022	LE	U	I	14	100
GRANTOR: GRAHAM MICHAEL D						
GRANTEE: GRAHAM MICHAEL D (E						
1235/1519	5/25/2012	WD	Q	I	01	255,000
GRANTOR: SAMUEL BLAKE & STACEY						
GRANTEE: MICHAEL D & BEVERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N3 W16 PTO= N1 W20 S9 E20 N8$ S8 FOP= W20 S12 E12 R8 U8 N4$ S4 D8 L8 W12 N4 W4 L2 U2 W8 D2 L2 W4 S35 E7 S4 E13 FOP= S2 E18 N5 W12 N4 W6 S7$ N7 E6 S4 E12 FGR= S21 E25 N24 W25 S3 $ N3 E36 N32 E4 N14$.

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	2,791.00	UT	2.50	2.50	100	2005	2005	3	100	6,978	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 10,778

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	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 01/19/2024 BY KS Total Acres: 1.46 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS