LOT 6 BLOCK A RUSSWOOD ESTATES U
900-941, 900-943, 907-1970, WD 1

MONTGOMERY DENISHA D
183 SW DUSTY GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-256

BUILDING CHARACTERISTICS

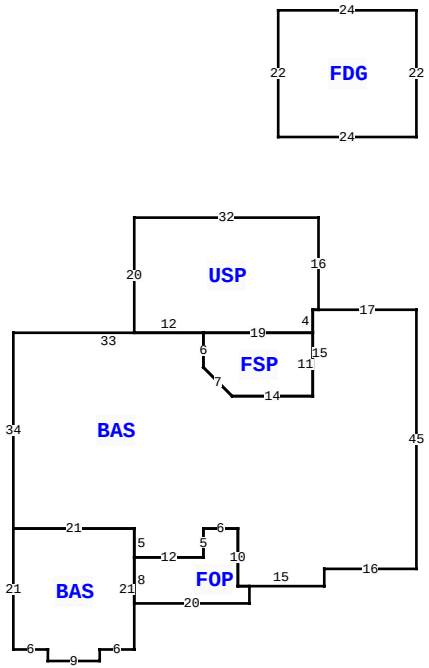
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 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	459	100		459	39,372
BAS	2,578	100		2,578	221,137
FDG	528	60		317	27,192
FOP	180	30		54	4,632
FSP	197	40		79	6,776
USP	636	35		223	19,129
TOTALS	4,578			3,710	318,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,710	105.7350	116.31	431,510	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2021 Heated Area: 3037 HX Base Yr 2021



183 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	2,715.00	UT	1.50	1.50	100	2000	2000	3	100	4,073	
2	0120	CLFENCE 4	0	100	0	0	620.00	UT	4.50	4.50	100	2000	2000	3	100	2,790	
3	0166	CONC,PAVMT	0	100	20	22	440.00	UT	1.50	1.50	100	2000	2000	3	100	660	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	318,239
TOTAL MARKET OB/XF VALUE	7,623
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	360,862
SOH/AGL Deduction	67,623
ASSESSED VALUE	293,239
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	236,828
TOTAL JUST VALUE	360,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051431	Roof Replacement	29,000	11/07/2024
16326	SFR	370	11/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1319	10/19/2020	WD	Q	I	01	280,000
GRANTOR: TODD P HARVEY						
GRANTEE: DENISHA D MONTGOMER						
1217/1494	7/01/2011	QC	U	I	11	100
GRANTOR: CATHY HARVEY						
GRANTEE: TODD P HARVEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 USP= N16 W32 S20 E12 FSP= S6 D5 R5 E14 N11 W19$ E19 N4 E1$ W1 S15 W14 L5 U5 N6 W33 S34 BAS= S21 E6 S2 E9 N2 E6 N21 W21$ E21 S5 FOP= S8 E20 N3 W2 N10 W6 S5 W12$ E12 N5 E6 S10 E15 N3 E16 N45$ PTR= N30 FDG= N22 W24 S22 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 7,623

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 11/25/2024 BY JS Total Acres: 1.18 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS