LOT 7 BLOCK A RUSSWOOD ESTATES U

925-881,883, WD 1300-1421, WD 13

LEWIS G GORDON/LEWIS RAQUEL Q
135 SW DUSTY GLN
LAKE CITY, FL 32024

**2027**

**10-4S-16-02853-257**

## BUILDING CHARACTERISTICS

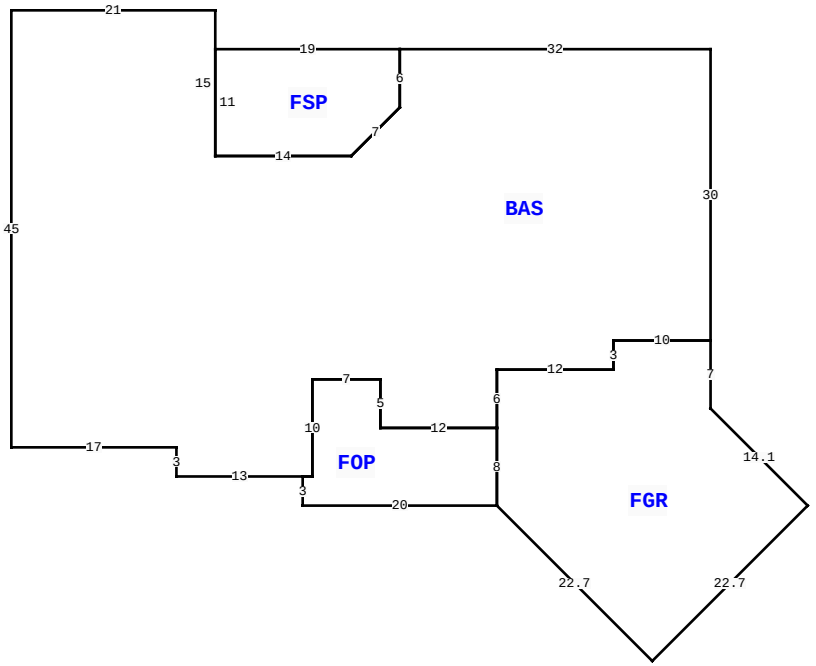
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,603 | 100 | | 2,603 | 245,396 |
| FGR | 644 | 55 | | 354 | 33,373 |
| FOP | 190 | 30 | | 57 | 5,373 |
| FSP | 197 | 40 | | 79 | 7,448 |
| TOTALS | 3,634 | | | 3,093 | 291,591 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,093 | 116.2108 | 127.83 | 395,378 | 2000 | 2000 | 0 | 0 | 0 | 26.25 | 73.75 |

1 SINGLE FAM 100% - 2019 Heated Area: 2603 HX Base Yr 2019




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

135 SW DUSTY GLN, LAKE CITY

## 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 | 1,948.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 2,922 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 2001 | 2001 | 3 | 40 | 14,336 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 44 | 43 | 1,892.00 | UT | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 40 | 11,352 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 20 | 240.00 | UT | 18.00 | 18.00 | 100 | 2025 | 2024 | | 100 | 4,320 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 291,591 |
| TOTAL MARKET OB/XF VALUE | | 34,130 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 360,721 |
| SOH/AGL Deduction | | 91,337 |
| ASSESSED VALUE | | 269,384 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 217,973 |
| TOTAL JUST VALUE | | 360,721 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 366,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051648 | Storage Building | 12,078 | 11/26/2024 |
| 000051183 | Right-of-Way Acce | | 10/21/2024 |
| 000044213 | Roof Replacement | 22,258 | 04/18/2022 |
| 18164 | POOL | 100 | 04/13/2001 |
| 17005 | SFR | 410 | 05/25/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1563/1447 | 3/18/2026 | WD | U | I | 11 | 100 |
| GRANTOR: LEWIS G GORDON | | | | | | |
| GRANTEE: LEWIS G GORDON | | | | | | |
| 1369/1148 | 9/14/2018 | WD | Q | I | 01 | 300,000 |
| GRANTOR: DAVID & DONNA SAWYER | | | | | | |
| GRANTEE: G GORDON LEWIS & RA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 FSP= W19 S11 E14 R5 U5 N6$ S6 D5 L5 W14 N15 W21 S45 E17 S3 E13 FOP= S3 E20 N8 W12 N5 W7 S10 W1$ E1 N10 E7 S5 E12 FGR= S8 D16 R16 R16 U16 U10 L10 N7 W10 S3 W12 S6$ N6 E12 N3 E10 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 34,130

| 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 12/20/2024 BY JB Total Acres: 1.21 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS