LOT 9 BLOCK A RUSSWOOD ESTATES U
819-1766, 889-713, WD 1181-1269

WILLIAMS ROBERT/WILLIAMS MEYNA
434 SE OAK ST
LAKE CITY, FL 32025

2027

10-4S-16-02853-259

BUILDING CHARACTERISTICS

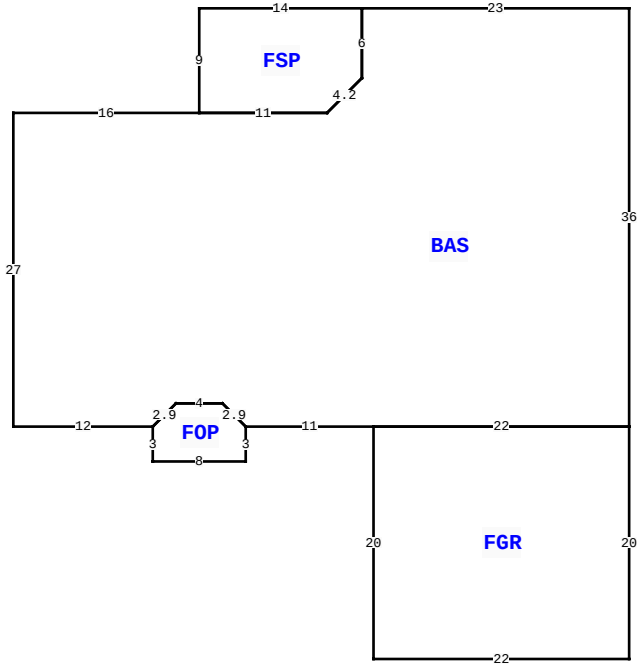
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,631	100		1,631	148,943
FGR	440	55		242	22,099
FOP	36	30		11	1,005
FSP	122	40		49	4,474
TOTALS	2,229			1,933	176,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	116.9238	128.62	248,622	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 0% - 0 Heated Area: 1631 HX Base Yr



166 SW DEREK 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	0	0	0	2,106.00	UT	1.50	1.50	100	1996	1996	3	100	3,159	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,522
TOTAL MARKET OB/XF VALUE	3,159
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	214,681
SOH/AGL Deduction	0
ASSESSED VALUE	214,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,681
TOTAL JUST VALUE	214,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10907	SFR	270	03/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/1269	9/25/2009	WD	Q	I	01	142,500
GRANTOR: NANCY HEATHERMAN						
GRANTEE: ROBERT & MEYNA WILL						
0889/0713	9/25/1999	WD	Q	I		104,500
GRANTOR: HIGHSMITH, PELLICER &						
GRANTEE: N HEATHERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= W14 S9 E11 R3 U3 N6$ S6 D3 L3 W11 W16
S27E12 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2
E11FGR= S20 E22 N20 W22$ E22 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,159

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	0		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 JB Total Acres: 1.11 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS