LOT 10 BLOCK A RUSSWOOD ESTATE U
800-740, WD 1079-979, WD 1113-44

DAVIS CECILIA S
P O BOX 394
LAKE CITY, FL 32056-0394

**2027**

**10-4S-16-02853-260**

## BUILDING CHARACTERISTICS

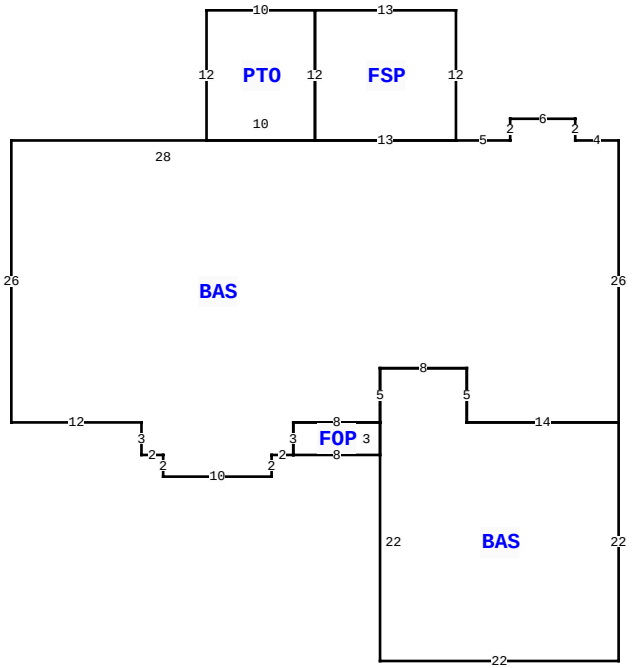
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 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 | 524 | 100 | | 524 | 46,549 |
| BAS | 1,490 | 100 | | 1,490 | 132,362 |
| FOP | 24 | 30 | | 7 | 622 |
| FSP | 156 | 40 | | 62 | 5,507 |
| PTO | 120 | 5 | | 6 | 533 |
| TOTALS | 2,314 | | | 2,089 | 185,574 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,089 | 119.1960 | 131.12 | 273,910 | 1995 | 1995 | 0 | 0 | 0 | 32.25 | 67.75 |

1 SINGLE FAM 0% - 2024 Heated Area: 2014 HX Base Yr




190 SW DEREK GLN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 185,574 |
| TOTAL MARKET OB/XF VALUE | 27,025 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 247,599 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 247,599 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 247,599 |
| TOTAL JUST VALUE | 247,599 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,968 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000035625 | Roof Replacement | | 05/24/2024 |
| 000047875 | Remodel | 28,133 | 08/11/2023 |
| 9281 | SFR | 45,000 | 01/24/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1186/2528 | 12/31/2009 | WD | Q | I | 01 | 130,000 |
| GRANTOR: JACQUELYN SIMPSON | | | | | | |
| GRANTEE: CECILIA S BROWN | | | | | | |
| 1113/0441 | 3/08/2007 | WD | Q | I | 01 | 100 |
| GRANTOR: RICHARD & JACQUELYN S | | | | | | |
| GRANTEE: JACQUELYN SIMPSON | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W4 N2 W6 S2 W5 FSP= N12W13 S12 E13$ W13 PTO= N12 W10 S12 E10$ W28 S26 E12 S3 E2S2 E10 N2 E2 FOP= E8 N3 W8 S3$ N3 E8 BAS= S22 E22 N22 W14 N5 W8 S5$ N5 E8 S5 E14 N26$.

## 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 | 1,410.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 2,115 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,800 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 6 | 30 | 180.00 | UT | 2.00 | 2.00 | 100 | 2014 | 2014 | 3 | 100 | 360 | |
| 4 | 0031 | BARN,MT AE | 0 | 0 | 30 | 35 | 1,050.00 | UT | 11.00 | 11.00 | 100 | 2014 | 2014 | 3 | 100 | 11,550 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 5,000 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |
| 8 | 0130 | CLFENCE 5 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 4,000 | |
| 9 | 0119 | MASONRY WA | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 27,025

| 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 03/23/2026 BY robin Total Acres: 1.17 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS