LOT 11 BLOCK A RUSSWOOD ESTATE U
819-1767, 835-22, 856-2371, DC 8

BENNETT SHANTEL MARIE/BENNETT JOSEPH ROBERT
191 SW DEREK GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-261

BUILDING CHARACTERISTICS

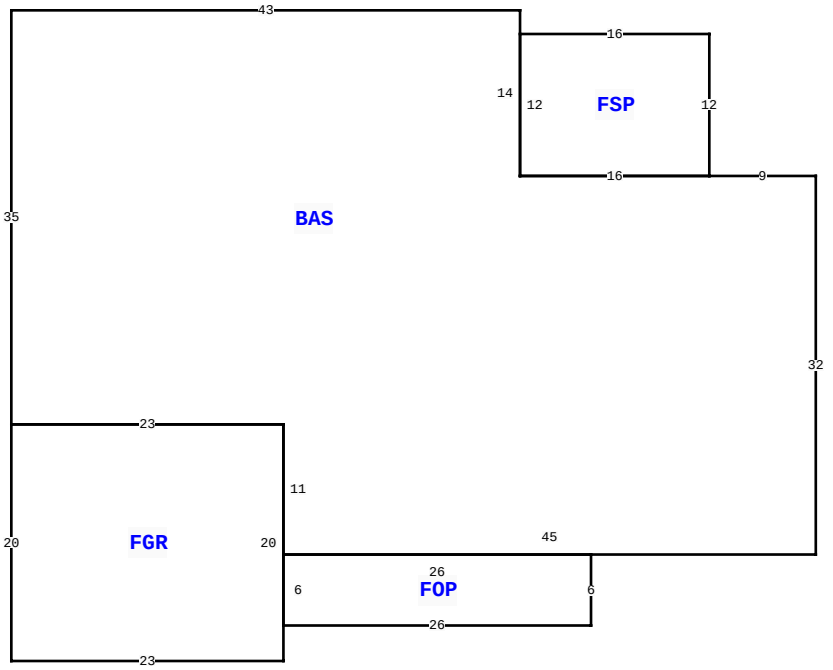
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,525	100		2,525	194,567
FGR	460	55		253	19,495
FOP	156	30		47	3,622
FSP	192	40		77	5,933
TOTALS	3,333			2,902	223,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,902	98.6670	108.53	314,954	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 0% - 2024 Heated Area: 2525 HX Base Yr



191 SW DEREK GLN, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	2,802.00	UT	1.50	1.50	100	1996	1996	3	100	4,203	
2	0120	CLFENCE 4	0	0	0	0	350.00	UT	4.50	4.50	75	1996	1996	3	75	1,181	
3	0210	GARAGE U	0	0	16	24	384.00	UT	18.00	18.00	75	1996	1996	3	75	5,184	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,617
TOTAL MARKET OB/XF VALUE	13,068
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	271,685
SOH/AGL Deduction	0
ASSESSED VALUE	271,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,685
TOTAL JUST VALUE	271,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11068	SFR	355	04/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/61	2/17/2026	WD	Q	I	01	305,000
GRANTOR: STARKEY ROGER						
GRANTEE: BENNETT SHANTEL MAR						
1381/0694	3/25/2019	WD	Q	I	01	200,000
GRANTOR: BEATRICE BURRIDGE						
GRANTEE: ROGER & LINDA STARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S35 FGR= S20 E23 N20 W23$ E23 S11 FOP= S6 E26 N6 W26$ E45 N32 W9 FSP= N12 W16 S12 E16$ W16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 13,068

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 05/01/2026 BY TP Total Acres: 1.08 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS