LOT 12 BLOCK A RUSSWOOD ESTATE U

829-883, 852-382, DC 1316-2361

REGISTER MARJORIE S
167 SW DEREK GLN
LAKE CITY, FL 32024

2026

10-4S-16-02853-262

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

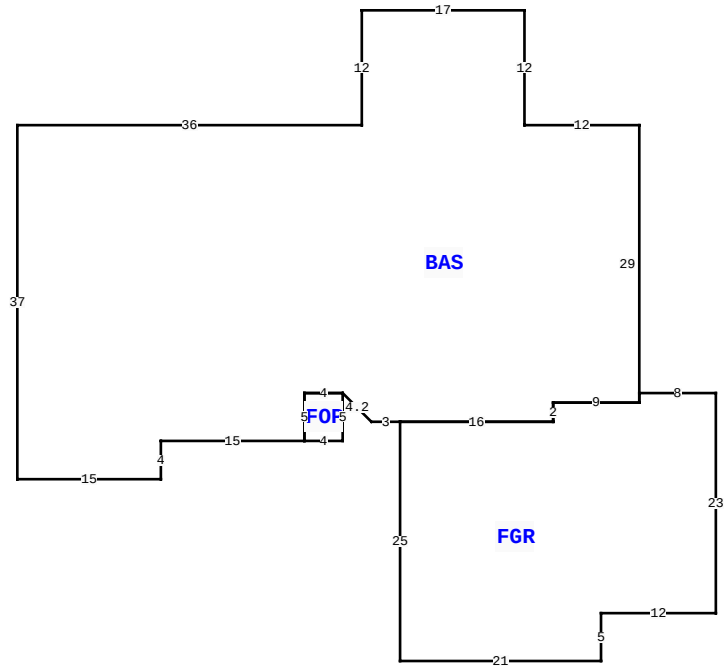
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	2,305	100		2,305	181,444
FGR	807	55		444	34,951
FOP	20	30		6	472
TOTALS	3,132			2,755	216,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,755	95.9040	109.33	301,204	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2025 Heated Area: 2305 HX Base Yr 2025



167 SW DEREK GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,867
TOTAL MARKET OB/XF VALUE		9,624
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		261,491
SOH/AGL Deduction		0
ASSESSED VALUE		261,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,080
TOTAL JUST VALUE		261,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053332	Generator		06/06/2025
000052870	Roof Replacement	25,139	04/10/2025
11678	SFR	360	09/23/1996
10801	SFR	360	02/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0852/0382	1/22/1998	WD	Q	I		134,900
GRANTOR: JOHNSON						
GRANTEE: RIOUX						
0829/0883	8/08/1996	WD	U	V	35	31,000
GRANTOR: LOID & DOROTHY BAILEY						
GRANTEE: JOHNS S & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N12 W17 S12 W36 S37 E15 N4 E15 FOP= E4 N5 W4 S5$ N5 E4 D3 R3 E3 FGR= S25 E21 N5 E12 N23 W8 S1 W9 S2 W16$ E16 N2 E9 N29$.

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	2,616.00	UT	1.50	1.50	100	1997	1997	3	100	3,924	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 9,624

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 03/11/2026 BY robin Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS