LOT 13 BLOCK A RUSSWOOD EST UNIT
829-883, 854-25, 925-2379, WD 12

MASSEY JASON M/MASSEY STEPHANIE A
127 SW DEREK GLEN
LAKE CITY, FL 32024

2027

10-4S-16-02853-263

BUILDING CHARACTERISTICS

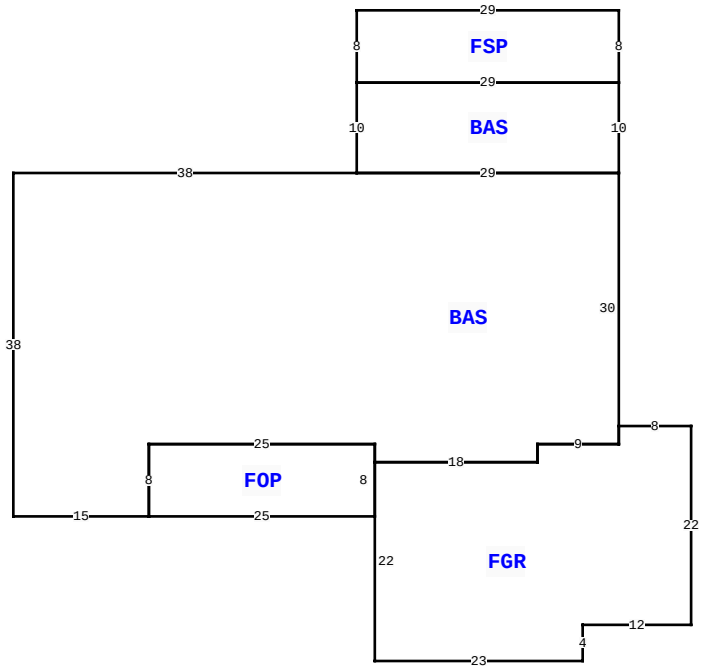
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	290	100		290	25,070
BAS	2,166	100		2,166	187,252
FGR	772	55		425	36,742
FOP	200	30		60	5,187
FSP	232	40		93	8,040
TOTALS	3,660			3,034	262,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,034	109.1550	120.07	364,292	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2016 Heated Area: 2456 HX Base Yr 2016



127 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,708.00	UT	1.50	1.50	100	1997	1997	3	100	4,062	
3	0031	BARN,MT AE	0	100	24	40	1.00	UT	17,280.00	17,280.00	100	2021	2021		100	17,280	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	262,290
TOTAL MARKET OB/XF VALUE	22,542
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	319,832
SOH/AGL Deduction	96,087
ASSESSED VALUE	223,745
TOTAL EXEMPTION VALUE	HX HB 13 223,745
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	319,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047011	Roof Replacement	24,000	04/20/2023
000045411	Electrical Servic	0	09/12/2022
41256	STORAGE		02/03/2021
11984	SFR	360	12/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1297/1169	6/30/2015	WD	Q	I	01	199,900
GRANTOR: EDWARD E & HELEN ROLI						
GRANTEE: JASON M & STEPHANIE						
0925/2379	4/20/2001	WD	Q	I		166,900
GRANTOR: HITE & EVERETT (HUSB						
GRANTEE: EDWARD E & HELEN RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S38 E15 FOP= E25 N8W25 S8$ N8 E25 S2 FGR= S22 E23 N4 E12 N22 W8 S2 W9 S2 W18$ E18 N2 E9 N30 BAS= N10 FSP= N8 W29 S8 E29$ W29 S10 E29$ W29$.

LAND DESCRIPTION

TOTAL OB/XF 22,542

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 01/19/2024 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS