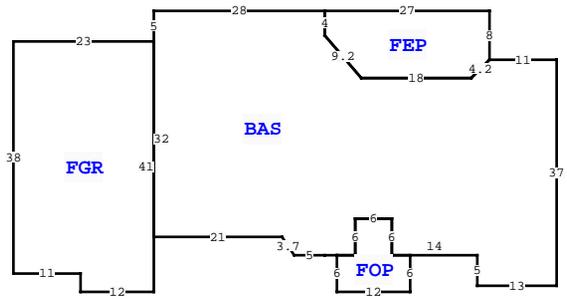


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2021			403,418	1995	1995	0	0	30.00	70.00	
			Heated Area: 2244				HX Base Yr 2021					



DOR CODE		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	2,244	100		2,244	197,842
FEP	272	80		218	19,220
FGR	910	55		500	44,083
FOP	108	30		32	2,821
FST	380	55		209	18,427
TOTALS	3,914			3,203	282,393

297 SW RUSSWOOD TER, LAKE CITY

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

EXTRA FEATURES																
L N	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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1995	1995	3	100	2,000
2	0166	CONC, PAVMT	0	100	0	0		4,457.00	UT 2.00	2.00	100	1995	1995	3	100	8,914
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,500.00	2,500.00	100	2024	2023		100	2,500
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 400.00	400.00	100	2024	2023		100	400

TOTAL OB/XF 13,814

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			282,393	
TOTAL MARKET OB/XF VALUE			13,814	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			331,207	
SOH/AGL Deduction			123,004	
ASSESSED VALUE			208,203	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			156,792	
TOTAL JUST VALUE			331,207	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			330,215	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051224	Roof Replacement	26,886	10/24/2024
9835	SFR	375	06/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2228	3/05/2020	PR	U	I	19	225,000
GRANTOR: LUKE W NASH						
GRANTEE: DANNY BROWN & FRANC						
1138/1980	12/13/2007	WD	Q	I		270,000
GRANTOR: HAROLD B VAN HOY SR &						
GRANTEE: LUKE W NASH						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W11 FEP= N8 W27 S4 D7 R6 E18 U3 R3 \$ L3 D3 W18 L6 U7 N4 W28 S5 FGR= W23 S38 E11 S3 E12 N41 \$ S32 E21 D3 R2 E5 E2 FOP= S6 E12 N6 W3 N6 W6 S6 W3\$ E3 N6 E6 S6 E14 S5 E13 N37 \$ PTR= N30 FST= N38 W10 S38 E10\$ S30\$.												