LOT 7 BLOCK B RUSSWOOD ESTATES U

805-684, 841-1224, WD 1054-1018,

SPANN DANNY BROWN/SPANN FRANCES DIANNE
297 SW RUSSWOOD TER
LAKE CITY, FL 32024

2027

10-4S-16-02853-277

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
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

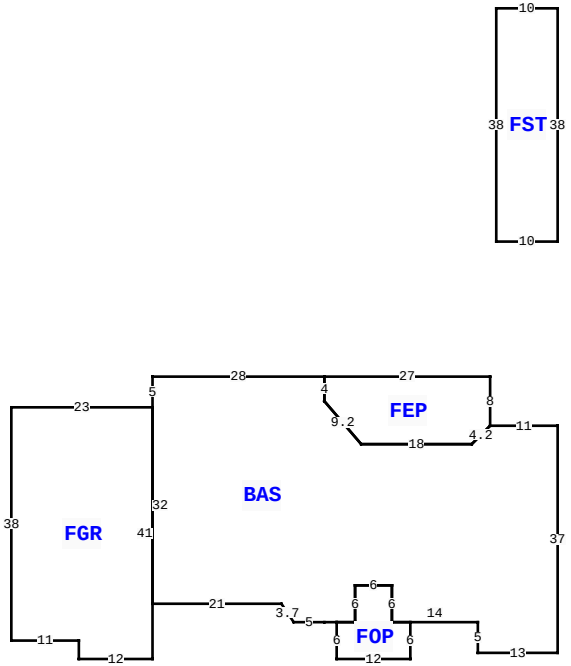
NEIGHBORHOOD/LOC 10416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100		2,244	190,899
FEP	272	80		218	18,546
FGR	910	55		500	42,536
FOP	108	30		32	2,722
FST	380	55		209	17,780
TOTALS	3,914			3,203	272,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,203	110.4830	121.53	389,261	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2021 Heated Area: 2244 HX Base Yr 2021



297 SW RUSSWOOD TER, 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,483
TOTAL MARKET OB/XF VALUE		13,814
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		321,297
SOH/AGL Deduction		106,848
ASSESSED VALUE		214,449
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,038
TOTAL JUST VALUE		321,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,251

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$.

LAND DESCRIPTION

TOTAL OB/XF 13,814

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 11/25/2024 BY JS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS