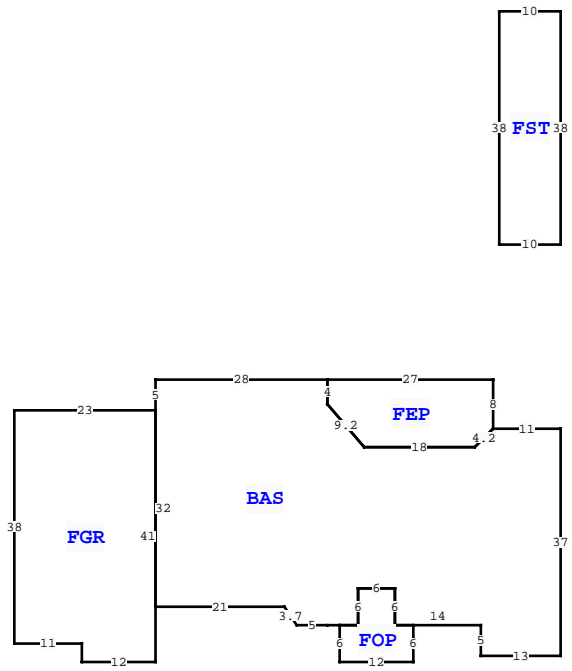


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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
BAS	2,244
FEP	272
FGR	910
FOP	108
FST	380
TOTALS	3,914

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										
			Heated Area: 2244				HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	277,437		
TOTAL MARKET OB/XF VALUE	13,814		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	326,251		
SOH/AGL Deduction	118,048		
ASSESSED VALUE	208,203		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	156,792		
TOTAL JUST VALUE	326,251		
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						

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	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000		
2	0166	CONC, PAVMT	0	100	0	4,457.00	UT	2.00	2.00	100	1995	1995	3	100	8,914		
3	0294	SHED WOOD/	0	100	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500		
4	0261	PRCH, UOP	0	100	0	1.00	UT	400.00	400.00	100	2024	2023		100	400		
TOTALS													3,914		3,203	277,437	

297 SW RUSSWOOD TER, LAKE CITY

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

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								