LOT 9 BLOCK B RUSSWOOD ESTATE UN

810-2390, 865-2100, WD 924-899,

SALZER CHARLES M/SALZER BARBARA J
194 SW KEVIN GLN
LAKE CITY, FL 32024

**2027**

**10-4S-16-02853-279**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

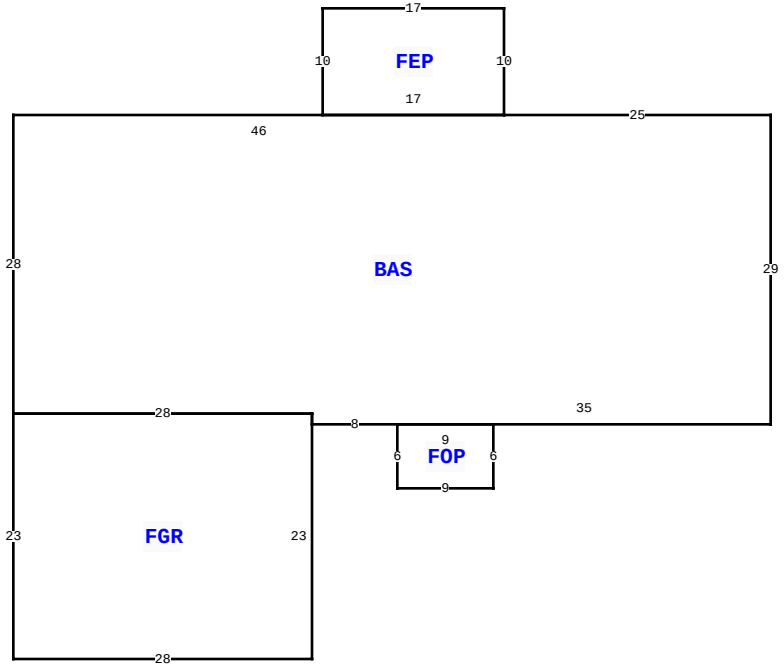
NEIGHBORHOOD/LOC 10416.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,031 | 100 | | 2,031 | 184,125 |
| FEP | 170 | 80 | | 136 | 12,329 |
| FGR | 644 | 55 | | 354 | 32,093 |
| FOP | 54 | 30 | | 16 | 1,450 |
| TOTALS | 2,899 | | | 2,537 | 229,997 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,537 | 117.7344 | 129.51 | 328,567 | 1995 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 2031 HX Base Yr 1999




194 SW KEVIN 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,754.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 4,131 | |
| 2 | 0258 | PATIO | 0 | 100 | 10 | 20 | 200.00 | UT | 2.50 | 2.50 | 75 | 1995 | 1995 | 3 | 75 | 375 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 229,997 |
| TOTAL MARKET OB/XF VALUE | | 4,506 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 269,503 |
| SOH/AGL Deduction | | 73,089 |
| ASSESSED VALUE | | 196,414 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 95,003 |
| TOTAL JUST VALUE | | 269,503 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,676 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050501 | Roof Replacement | 22,620 | 08/02/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0924/0899 | 3/22/2001 | WD | Q | I | 01 | 49,000 |
| GRANTOR: VICKI SALZER | | | | | | |
| GRANTEE: CHARLES & BARBARA S | | | | | | |
| 0865/2100 | 9/14/1998 | WD | Q | I | | 130,000 |
| GRANTOR: DAY | | | | | | |
| GRANTEE: SALZER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FEP= N10 W17 S10 E17$ W46 S28 FGR= S23 E28 N23W28$ E28 S1 E8 FOP= S6 E9 N6 W9$ E35 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 4,506

| 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 09/03/2024 BY JS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS