LOT 12 BLOCK B RUSSWOOD EST UNIT
DESC ORB 921-153. EXCEPTION ALSO
COR OF LOT 12, E 29.24 TO E LINE

NEWSOME FAMILY REVOCABLE TRUST
123 SW KEVIN GLN
LAKE CITY, FL 32024-3789

2027

10-4S-16-02853-282

BUILDING CHARACTERISTICS

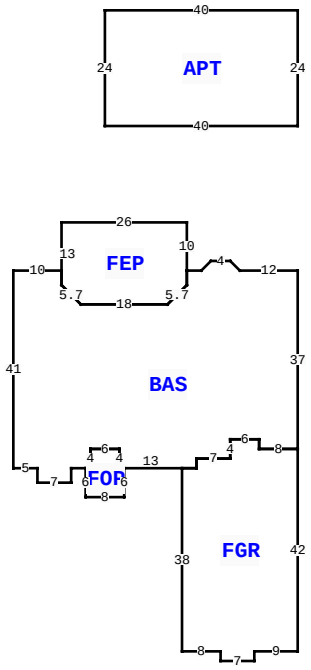
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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
APT	960	100		960	84,902
BAS	2,180	100		2,180	192,797
FEP	426	80		341	30,157
FGR	1,008	55		554	48,995
FOP	72	30		22	1,945
TOTALS	4,646			4,057	358,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,057	123.6866	136.06	551,995	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 3140 HX Base Yr 2020



123 SW KEVIN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	358,797
TOTAL MARKET OB/XF VALUE	17,457
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	411,254
SOH/AGL Deduction	86,321
ASSESSED VALUE	324,933
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	273,522
TOTAL JUST VALUE	411,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044420	Roof Replacement	8,882	05/12/2022
000044419	Roof Replacement	31,329	05/12/2022
16563	GARAGE	55	02/02/2000
13060	POOL	85	09/15/1997
12700	SFR	360	06/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1992	7/02/2021	WD	U	I	30	100
GRANTOR: NEWSOME JOEL MARK						
GRANTEE: NEWSOME FAMILY REVO						
1385/2619	5/31/2019	WD	Q	I	01	10,000
GRANTOR: JULIA ZEDICK BENZ						
GRANTEE: JOEL MARK & ANNELIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 U2 L2 W4 L2 D2 W3 FEP= N10 W26 S13 D4 R4 E18 R4 U4 N3$ S3 D4 L4 W18 L4 U4 N3 W10 S41 E5 S3 E7 N3 E3 FOP= S6 E8 N6 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E13 FGR= S38E8 S2 E7 N2 E9 N42 W8 N2 W6 S4W7 S2 W3$ E3 N2 E7 N4 E6 S2 E8 N37$ PTR= N30 APT= N24 W40 S24 E40$ S30$.

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	3,026.00	UT	1.13	1.13	100	1997	1997	3	100	3,404	
2	0280	POOL R/CON	0	100	8	20	160.00	UT	70.00	70.00	100	1997	1997	3	40	4,480	
3	0166	CONC,PAVMT	0	100	0	0	615.00	UT	1.50	1.50	100	1997	1997	3	100	923	
4	0282	POOL ENCL	0	100	10	20	200.00	UT	15.00	15.00	100	2007	2007	3	40	1,200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 17,457

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 JB Total Acres: 1.02 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS