LOT 1 RUSSWOOD ESTATES UNIT 3.
WD 1006-2040, WD 1275-534,

HADLEY CHRISTOPHER M/HADLEY MI YANG
170 SW EMILY GLEN
LAKE CITY, FL 32024

2027

10-4S-16-02853-301

BUILDING CHARACTERISTICS

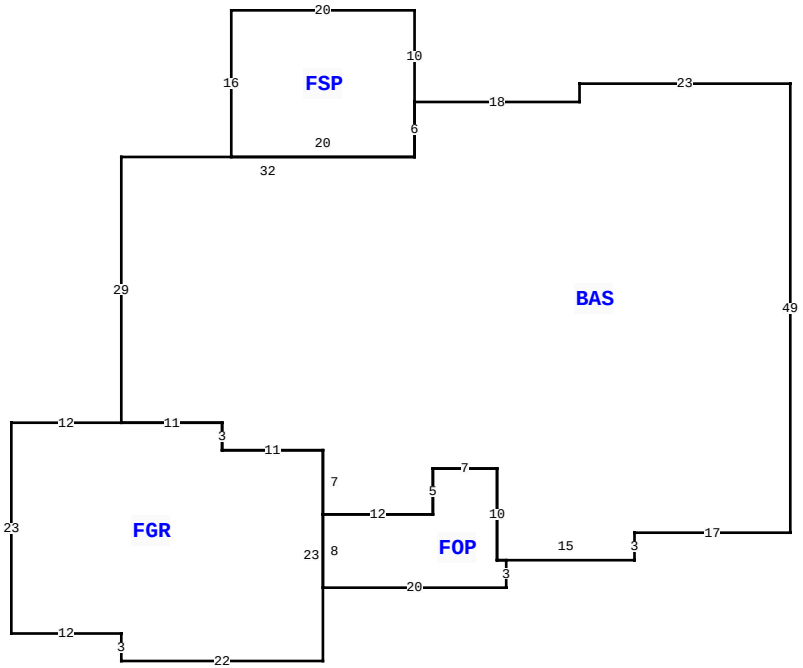
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	3,026	100		3,026	309,862
FGR	815	55		448	45,875
FOP	190	30		57	5,837
FSP	320	40		128	13,107
TOTALS	4,351			3,659	374,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,659	117.8404	129.62	474,280	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2015 Heated Area: 3026 HX Base Yr 2015



170 SW EMILY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	2,548.00	UT	2.00	2.00	100	2004	2004	3	100	5,096	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2006	2006	3	51	18,278	
3	0282	POOL ENCL	0	100	38	45	1,710.00	UT	15.00	15.00	100	2006	2006	3	40	10,260	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,150	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	374,681
TOTAL MARKET OB/XF VALUE	41,884
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	451,565
SOH/AGL Deduction	117,957
ASSESSED VALUE	333,608
TOTAL EXEMPTION VALUE	HX HB 13 333,608
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	451,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042032	Roof Replacement	20,000	05/28/2021
25069	POOL	235	10/03/2006
21804	SFR	890	04/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0534	5/23/2014	WD	Q	I	01	275,000
GRANTOR: CHRISTOPHER S & BRIDG						
GRANTEE: CHRISTOPHER M & MI						
1006/2040	2/05/2004	WD	Q	V		22,500
GRANTOR: LOID RUSSELL & DOROTH						
GRANTEE: CHRISTOPHER S & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S2 W18 FSP= N10 W20 S16 E20 N6$ S6 W32 S29 FGR= W12 S23 E12 S3 E22 N23 W11 N3 W11$ E11 S3 E11 S7 FOP= S8 E20 N3 W1 N10 W7 S5 W12$ E12 N5 E7 S10 E15 N3 E17 N49$.

LAND DESCRIPTION

TOTAL OB/XF 41,884

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: 0.63 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS