LOT 10 RUSSWOOD ESTATES UNIT 3
945-2044, 958-164, 975-701, WD-1

BENSON FAMILY TRUST
123 SW DOROTHY TER
LAKE CITY, FL 32024

2027

10-4S-16-02853-310

BUILDING CHARACTERISTICS

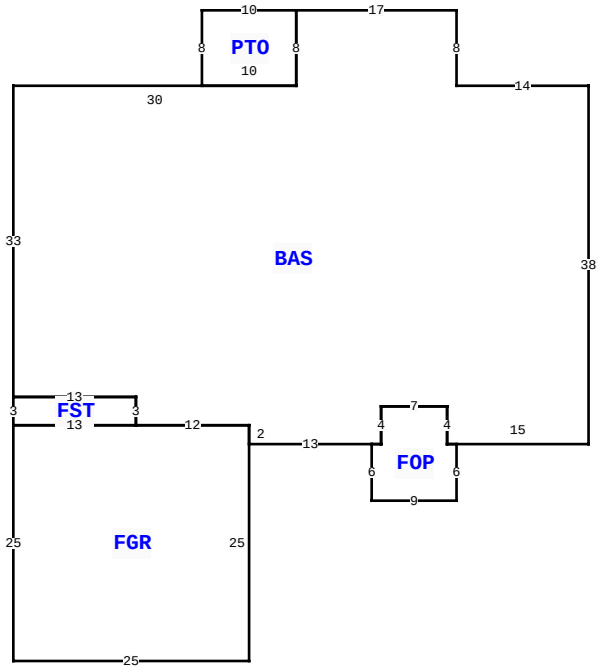
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	2,337	100		2,337	234,383
FGR	625	55		344	34,501
FOP	82	30		25	2,508
FST	39	55		21	2,106
PTO	80	5		4	401
TOTALS	3,163			2,731	273,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	116.8944	128.58	351,152	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2020 Heated Area: 2337 HX Base Yr 2020



123 SW DOROTHY TER, 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	1,218.00	UT	2.00	2.00	100	2003	2003	3	100	2,436	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
6	0030	BARN,MT	0	100	18	40	1.00	UT	11,880.00	11,880.00	100	2024	2023		100	11,880	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	273,899
TOTAL MARKET OB/XF VALUE	17,966
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	326,865
SOH/AGL Deduction	123,872
ASSESSED VALUE	202,993
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	151,582
TOTAL JUST VALUE	326,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045402	Roof Replacement	22,402	09/09/2022
19861	SFR	380	08/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/1870	12/01/2019	WD	Q	I	01	243,500
GRANTOR: MICHAEL S HIRTER						
GRANTEE: EDWIN L & DIANE L B						
1263/0073	10/08/2013	WD	Q	I	01	191,000
GRANTOR: CHARLES LISTER (SINGL						
GRANTEE: MICHAEL S HIRTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N8 W17 PTO= W10 S8 E10 N8$ S8 W30 S33 FST= S3 E13 N3 W13$ E13 S3 FGR= W13 S25 E25 N25 W12$ E12 S2 E13 FOP= S6 E9 N6 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E15 N38$.

LAND DESCRIPTION

TOTAL OB/XF 17,966

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 KS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS