LOT 11 RUSSWOOD ESTATES UNIT 3.

991-1378, WD 1011-1291, WD 1218-

WRIGHT FREDDIE E/WRIGHT CAROL V
113 SW EMILY GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-311

BUILDING CHARACTERISTICS

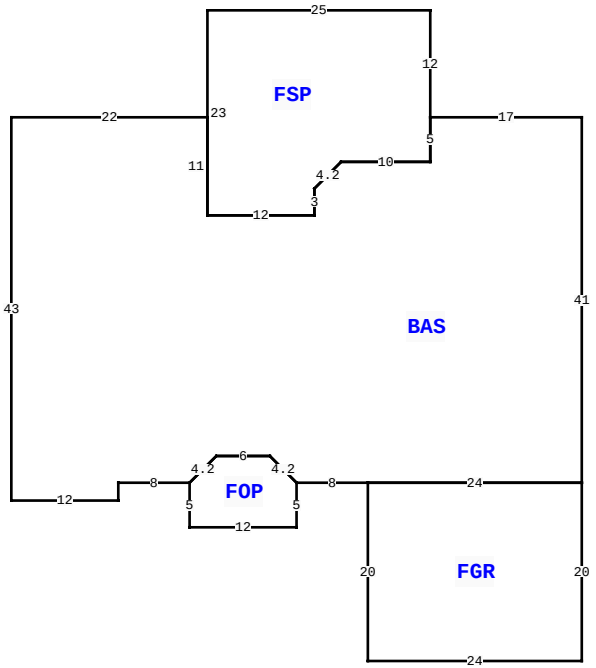
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
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	2,420	100		2,420	238,057
FGR	480	55		264	25,970
FOP	87	30		26	2,558
FSP	502	40		201	19,773
TOTALS	3,489			2,911	286,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,911	113.1990	124.52	362,478	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2012 Heated Area: 2420 HX Base Yr 2012



113 SW EMILY 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,132.00	UT	2.00	2.00	100	2004	2004	3	100	4,264	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2012	2012	3	71	25,446	
4	0031	BARN,MT AE	0	100	18	25	450.00	UT	9.00	9.00	57	2012	2012	3	57	2,309	
5	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100	2012	2012	3	100	1,050	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,050	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
10	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,358
TOTAL MARKET OB/XF VALUE		44,919
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		366,277
SOH/AGL Deduction		92,906
ASSESSED VALUE		273,371
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,960
TOTAL JUST VALUE		366,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048222	Electrical Servic	0	09/20/2023
000046338	Roof Replacement	29,811	01/23/2023
30097	POOL	180	04/20/2012
21080	SFR	400	09/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/2113	7/28/2011	WD	Q	I	01	212,500
GRANTOR: WAYNE P & JEAN D COST						
GRANTEE: FREDDIE E & CAROL V						
1011/1291	3/30/2004	WD	Q	I		213,000
GRANTOR: SETH A HEITZMAN						
GRANTEE: WAYNE P & JEAN D CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W25 S23 E12 N3 R3 U3 E10 N5$ S5 W10 D3 L3 S3 W12 N11 W22 S43 E12 N2 E8 FOP= S5 E12 N5 U3 L3 W6 L3 D3 $ U3 R3 E6 R3 D3 E8 FGR= S20 E24 N20 W24$ E24 N41$.

LAND DESCRIPTION

TOTAL OB/XF 42,119

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

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NEIGHBORHOOD/LOC	10416.010	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTOR: SETH A HEITZMAN						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		100	1,300	
12	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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

REVIEW DATE 01/19/2024 BY KS Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS