LOT 14 RUSSWOOD ESTATES UNIT 3.
957-1612, DC 1439-508, WD 1439-5

TRIVISON MICHAEL ANGELO/TRIVISON BEVERLEY SPENCER
187 SW EMILY GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-314

BUILDING CHARACTERISTICS

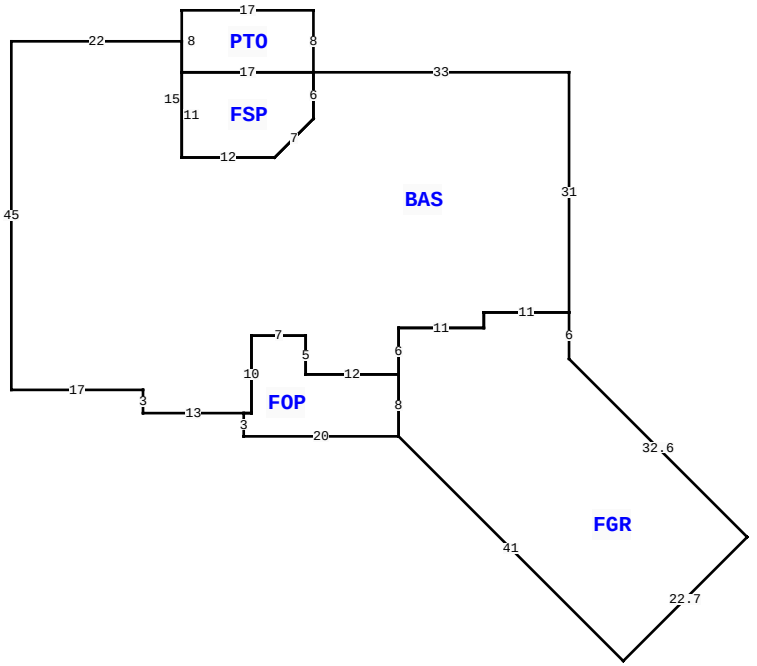
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,637	100		2,637	274,015
FGR	1,052	55		579	60,165
FOP	190	30		57	5,923
FSP	175	40		70	7,274
PTO	136	5		7	728
TOTALS	4,190			3,350	348,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,350	121.1133	133.22	446,287	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 2637 HX Base Yr 2022



187 SW EMILY GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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		348,104
TOTAL MARKET OB/XF VALUE		9,188
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		392,292
SOH/AGL Deduction		45,706
ASSESSED VALUE		346,586
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,175
TOTAL JUST VALUE		392,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043099	Roof Replacement	22,600	11/03/2021
20089	SFR	455	10/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1601	2/27/2023	LE	U	I	14	100
GRANTOR: TRIVISON MICHAEL ANGE						
GRANTEE: TRIVISON MICHAEL A						
1439/513	6/03/2021	WD	Q	I	01	340,000
GRANTOR: RITZMANN LAWANA W						
GRANTEE: TRIVISON MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 PTO= N8 W17 S8 E17$ FSP= W17 S11 E12 R5 U5 N6$ S6 D5 L5 W12 N15 W22 S45 E17 S3 E13 FOP= S3 E20 N8 W12 N5 W7 S10 W1$ E1 N10 E7 S5 E12 FGR= S8 D29 R29 R16 U16 U23 L23 N6 W11 S2 W11 S6$ N6 E11 N2 E11 N31$.

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	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,694.00	UT	2.00	2.00	100	2003	2003	3	100	5,388	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,188

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