LOT 16 RUSSWOOD ESTATES UNIT 4.
WD 1111-2014, WD 1234-2559, WD 1

FERGUSON ROBERT A/FERGUSON WHITNEY W
212 SW SCOTT PL
LAKE CITY, FL 32024

2027

10-4S-16-02853-416

BUILDING CHARACTERISTICS

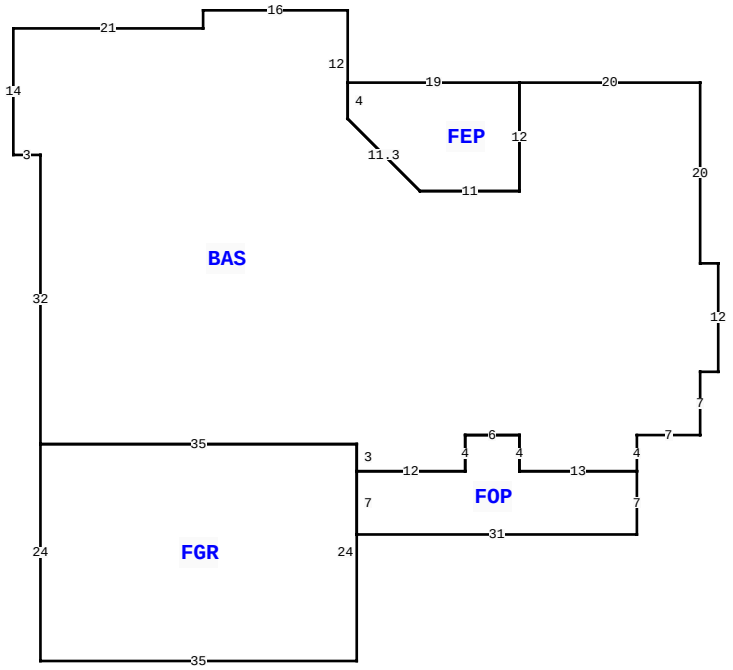
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	3,088	100		3,088	341,521
FEP	196	80		157	17,363
FGR	840	55		462	51,095
FOP	241	30		72	7,963
TOTALS	4,365			3,779	417,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,779	116.9070	128.60	485,979	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2025 Heated Area: 3088 HX Base Yr 2025



212 SW SCOTT PL, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,558.00	UT	2.00	2.00	100	2012	2012	3	100	5,116	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
4	0280	POOL R/CON	0	100	0	0	892.00	UT	70.00	70.00	100	2026	2025		98	61,191	
5	0166	CONC,PAVMT	0	100	12	45	540.00	UT	5.00	5.00	100	2026	2025		100	2,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		417,942
TOTAL MARKET OB/XF VALUE		75,007
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		527,949
SOH/AGL Deduction		0
ASSESSED VALUE		527,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		476,538
TOTAL JUST VALUE		527,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055215	Storage Building	34,650	10/20/2026
000052930	Swimming Pool and	70,000	06/24/2025
29326	SFR	1,193	04/19/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/825	2/23/2023	WD	Q	I	01	475,000
GRANTOR: SHELLEY DANIEL P						
GRANTEE: FERGUSON ROBERT A						
1234/2559	5/14/2012	WD	Q	I	01	289,500
GRANTOR: JOHN S & PATRICIA M J						
GRANTEE: DANIEL P & RACHEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S12 W11 U8L8 N12 W16 S2 W21 S14 E3 S32 E35 S3 E12 N4 E6 S4 E13 N4 E7 N7 E2 N12 W2 N20 $
FGR=[ORIG=-73,40] S24 E35 N24 W35 $
FOP=[ORIG=-38,43] S7 E31 N7 W13 N4 W6 S4 W12 $
FEP=[ORIG=-20,0] W19 S4 D8R8 E11 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 75,007

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/09/2026 BY robin Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS