LOT 25 RUSSWOOD ESTATES UNIT 4.
DC 1475-749, WD 1488-572, WD 151

BASS JASON JR
151 SW SCOTT PL
LAKE CITY, FL 32024

2027

10-4S-16-02853-425

BUILDING CHARACTERISTICS

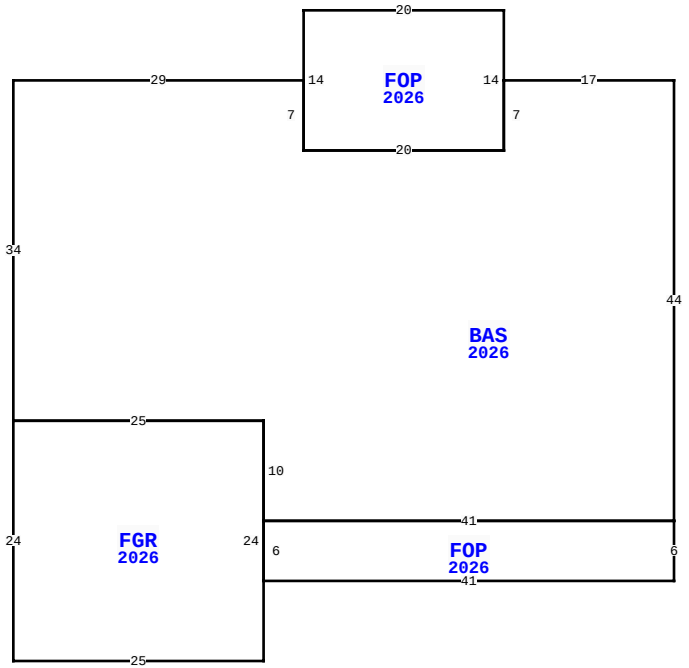
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,514	100	2026	2,514	315,457
FGR	600	55	2026	330	41,408
FOP	246	30	2026	74	9,286
FOP	280	30	2026	84	10,540
TOTALS	3,640			3,002	376,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,002	114.0720	125.48	376,691	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2514 HX Base Yr



151 SW SCOTT PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	376,691
TOTAL MARKET OB/XF VALUE	3,240
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	414,931
SOH/AGL Deduction	0
ASSESSED VALUE	414,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,931
TOTAL JUST VALUE	414,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050720	New Residential C	250,000	09/03/2024
000050677	Right-of-Way Acce		08/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2063	6/26/2026	WD	Q	I	01	524,000
GRANTOR: A & B MANAGEMENT LLC						
GRANTEE: BASS JASON JR						
1516/2020	6/11/2024	WD	Q	V	01	40,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: A & B MANAGEMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,-20] W17 S7 W20 N7 W29 S34 E25 S10 E41 N44 $
FGR=[YR=2026;ORIG=-48,14] E25 S24 W25 N24 $
FOP=[YR=2026;ORIG=-19,-27] E20 S14 W20 N14 $
FOP=[YR=2026;ORIG=-23,24] E41 S6 W41 N6 $
.

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	0	0	0	1,080.00	UT	3.00	3.00	100	2026	2025		100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	0		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 03/23/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS