LOT 27 RUSSWOOD ESTATES UNIT 4.
WD 1111-2014, WD 1212-1373, WD 1

DEWAR REVOCABLE TRUST
205 SW SCOTT PL
LAKE CITY, FL 32024

2027

10-4S-16-02853-427

BUILDING CHARACTERISTICS

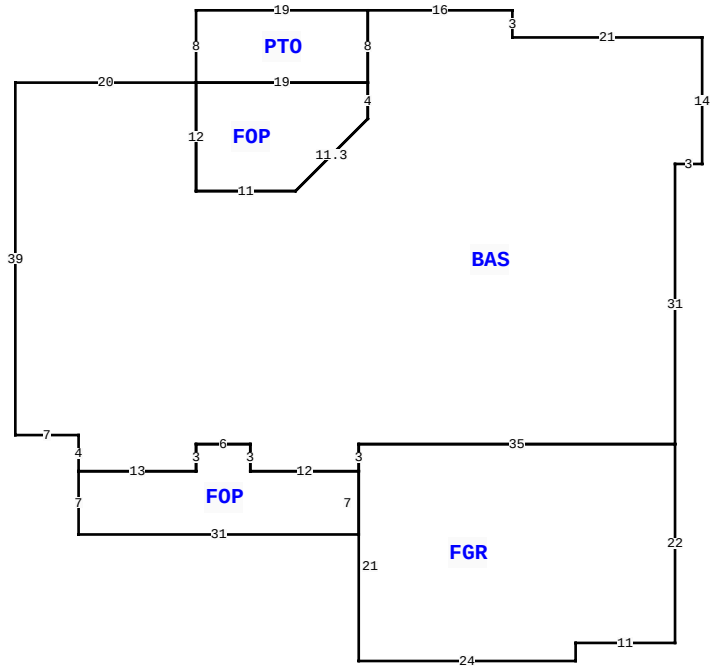
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	3,052	100		3,052	313,681
FGR	818	55		450	46,251
FOP	196	30		59	6,064
FOP	235	30		70	7,194
PTO	152	5		8	823
TOTALS	4,453			3,639	374,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,639	112.5750	123.83	450,617	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2015 Heated Area: 3052 HX Base Yr 2015



205 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	0166	CONC,PAVMT	0	100	0	0	2,164.00	UT	3.00	3.00	100	2008	2008	3	100	6,492	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2016	2016	3	82	27,552	
4	0282	POOL ENCL	0	100	32	50	1,600.00	UT	15.00	15.00	100	2016	2016	3	52	12,480	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	374,012
TOTAL MARKET OB/XF VALUE	53,124
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	462,136
SOH/AGL Deduction	121,360
ASSESSED VALUE	340,776
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	289,365
TOTAL JUST VALUE	462,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050118	Electrical Servic	0	06/14/2024
000047168	Roof Replacement	32,990	05/09/2023
34073	POOL ENCL	105	05/18/2016
33969	POOL	225	04/18/2016
25511	SFR	897	02/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1384	10/07/2026	QC	U	I	11	100
GRANTOR: DEWAR WAYNE VINCENT						
GRANTEE: DEWAR REVOCABLE TRU						
1341/2240	7/26/2017	QC	U	I	11	0
GRANTOR: WAYNE V DEWAR & MARIL						
GRANTEE: WAYNE VINCENT DEWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N3 W16 PTO= W19 S8 E19 N8$ S8 FOP= W19 S12 E11 R8 U8 N4$ S4 D8 L8 W11 N12 W20 S39 E7 S4 FOP= S7 E31 N7 W12 N3 W6 S3 W13$ E13 N3 E6 S3 E12 FGR= S21 E24 N2 E11 N22 W35 S3$ N3 E35 N31 E3 N14$.

LAND DESCRIPTION

TOTAL OB/XF 53,124

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