LOT 9 COUNTRY DALE ESTATES.
638-194, 667-431, 730-383, 930-3

RUSS SHAWN OVIE/RUSS JESSICA
304 NW SCOTT GLN
LAKE CITY, FL 32055

2026

28-3S-16-02374-059

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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

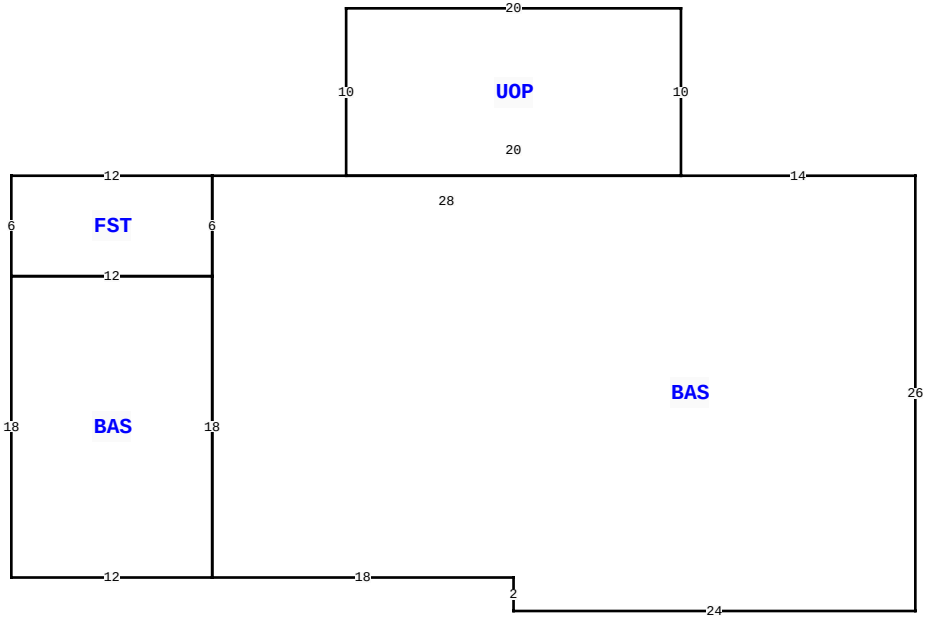
NEIGHBORHOOD/LOC 28316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	19,414
BAS	1,056	100		1,056	94,913
FST	72	55		40	3,596
UOP	200	20		40	3,596
TOTALS	1,544			1,352	121,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,352	107.0000	119.84	162,024	1987	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1272 HX Base Yr 2026



304 NW SCOTT GLN, 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	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0070	CARPORT UF	0	100	10	20	200.00	UT	2.50	2.50	100	2007	2007	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,200	
5	0070	CARPORT UF	0	100	30	22	660.00	UT	4.00	4.00	100	2026	2025		100	2,640	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,518
TOTAL MARKET OB/XF VALUE		5,240
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		149,258
SOH/AGL Deduction		0
ASSESSED VALUE		149,258
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,847
TOTAL JUST VALUE		149,258
NCON VALUE		2,640
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050457	Roof Replacement	5,000	07/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1510	2/03/2025	WD	Q	I	01	220,000
GRANTOR: AYERS JEANETTE M						
GRANTEE: RUSS SHAWN OVIE						
0930/0033	5/10/2001	QC	Q	I	06	100
GRANTOR: JOHN H AYERS						
GRANTEE: JEANETTE M AYERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N10 W20 S10 E20$ W28 FST= W12 S6 E12N6$S6 BAS= W12 S18 E12 N18$S18 E18 S2 E24 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,240

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	100		RSF-	1125.00	177.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/28/2025 BY TP Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/23/2026 BY SYS