S 610 FT OF E 760 FT OF W1/2 OF
827-2255,2258, 832-1275, 847-929

PHILLIPS ROSWITHA
290 SW DUSK GLEN
LAKE CITY, FL 32024

2026

28-4S-16-03235-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

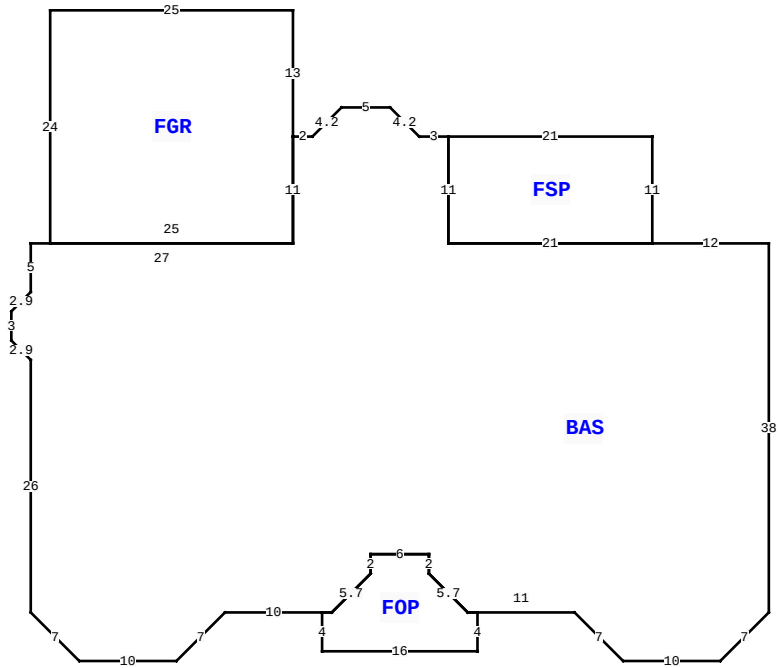
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,196	100		3,196	360,850
FGR	600	55		330	37,260
FOP	116	30		35	3,952
FSP	231	40		92	10,388
TOTALS	4,143			3,653	412,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,653	125.3725	142.92	522,087	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2006 Heated Area: 3196 HX Base Yr 2006



290 SW DUSK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		412,449
TOTAL MARKET OB/XF VALUE		11,984
TOTAL LAND VALUE - MARKET		85,310
TOTAL MARKET VALUE		473,523
SOH/AGL Deduction		160,982
ASSESSED VALUE		312,541
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		211,130
TOTAL JUST VALUE		509,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048589	Roof Replacement	46,000	11/06/2023
21027	SFR	535	08/29/2003
20504	TR/TRAILER	75	03/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/1424	10/25/2001	WD	Q	V		52,500

GRANTOR: RALPH & CAROLYN E NOR
GRANTEE: WILLIAM & ROSWITHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N11 W21 S11 E21$ W21 N11 W3 L3 U3 W5 D3 L3 W2FGR= N13 W25 S24 E25 N11$ S11 W27 S5 D2 L2 S3 R2 D2 S26 R5 D5 E10 U5 R5 E10 FOP= S4 E16 N4 W1 U4 L4 N2 W6 S2 L4 D4 W1$ E1 U4 R4 N2 E6 S2 R4 D4 E11 R5 D5 E10 U5 R5 N38$.

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	2004	2004	3	100	1,200	
2	0070	CARPORT UF	0	100	12	30	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
3	0030	BARN,MT	0	0	22	30	660.00	UT	10.00	10.00	100	2004	2004	3	100	6,600	
4	0166	CONC,PAVMT	0	100	23	24	552.00	UT	2.00	2.00	100	2004	2004	3	100	1,104	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,984

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		A-1	0.00	0.00	6.64	AC		1.00	1.00	0.75	9,500.00	7,125.00	47,310							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,000							

REVIEW DATE 12/11/2023 BY JS Total Acres: 10.64 Total Land Value: 49,090 Market: 38,000 Agricultural: 1,780 Common: 47,310 PRINTED 05/08/2026 BY SYS