LOT 9 EASTSIDE VILLAGE UNIT 4.
789-1263, WD 808-1666,1668, WD 9

RUSSELL WANDA G
254 SE TRISTIN LN
LAKE CITY, FL 32025

2027

34-3S-17-07018-409

BUILDING CHARACTERISTICS

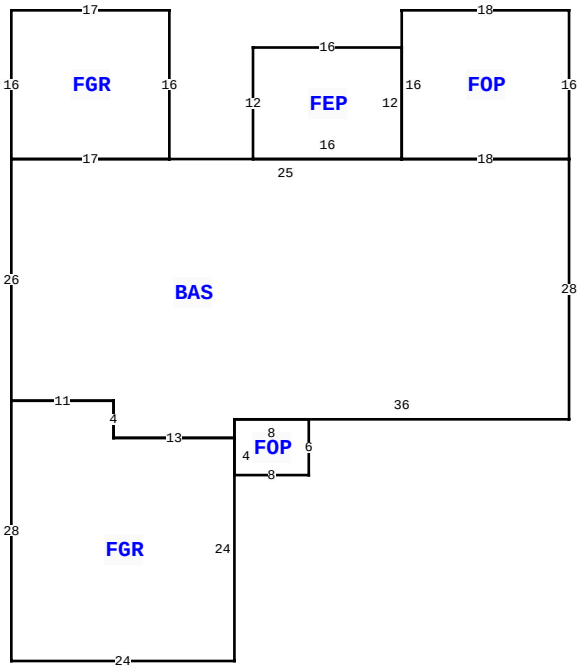
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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		34317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100		1,684	127,072
FEP	192	80		154	11,621
FGR	272	55		150	11,319
FGR	620	55		341	25,732
FOP	48	30		14	1,056
FOP	288	30		86	6,490
TOTALS	3,104			2,429	183,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,429	105.5360	116.09	281,983	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1684 HX Base Yr 2013



254 SE TRISTIN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,289
TOTAL MARKET OB/XF VALUE	2,534
TOTAL LAND VALUE - MARKET	28,125
TOTAL MARKET VALUE	213,948
SOH/AGL Deduction	69,695
ASSESSED VALUE	144,253
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	87,842
TOTAL JUST VALUE	213,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30886	MAINT/ALTR	40	04/01/2013
30454	MAINT/ALTR	85	09/12/2012
9645	SFR	275	04/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0315	7/27/2012	QC	U	I	11	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: WALTER E & WANDA G						
1239/0303	7/26/2012	WD	U	I	19	120,000
GRANTOR: JULIA BUIE BRANCH, IN						
GRANTEE: WALTER E & WANDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N12 W16 S12 E16$ W25 FGR= N16 W17 S16 E17$ W17 S26 FGR= S28 E24 N24 W13 N4 W11$ E11 S4 E13 FOP= S4 E8 N6 W8 S2$ N2 E36 N28$ FOP= N16 W18 S16 E18$.

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	756.00	UT	1.50	1.50	100	1995	1995	3	100	1,134	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,534

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	1.25	22,500.00	28,125.00	28,125							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.43 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 11/17/2026 BY SYS