

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

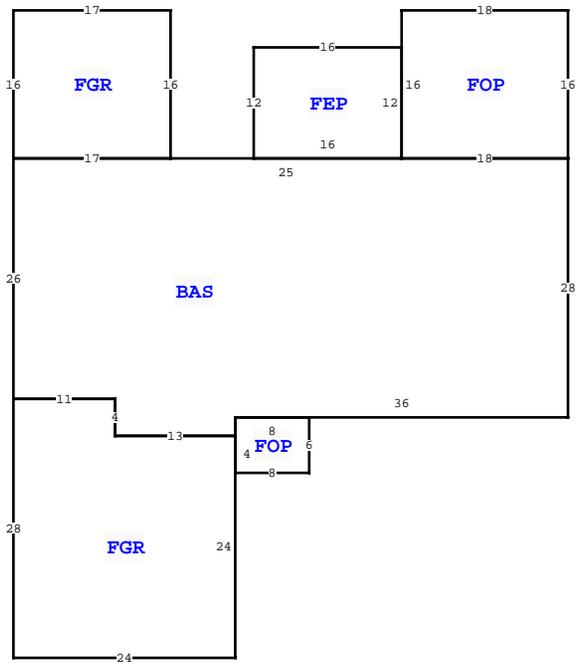
RUSSELL WANDA G
254 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-409
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,684	100	
FEP	192	80	
FGR	272	55	
FGR	620	55	
FOP	48	30	
FOP	288	30	
TOTALS	3,104		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2013								
Heated Area: 1684						HX Base Yr 2013					



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,620
TOTAL MARKET OB/XF VALUE		2,534
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		217,279
SOH/AGL Deduction		77,228
ASSESSED VALUE		140,051
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		83,640
TOTAL JUST VALUE		217,279
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						

EXTRA FEATURES																	
L N	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	

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

BUILDING NOTES	
254 SE TRISTIN LN, LAKE CITY	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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\$.	