LOT 14 RUSSWOOD ESTATES UNIT 3.

957-1612, DC 1439-508, WD 1439-5

TRIVISON MICHAEL A
187 SW EMILY GLN
LAKE CITY, FL 32024

2022

10-4S-16-02853-314

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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD	10416.010	1.00

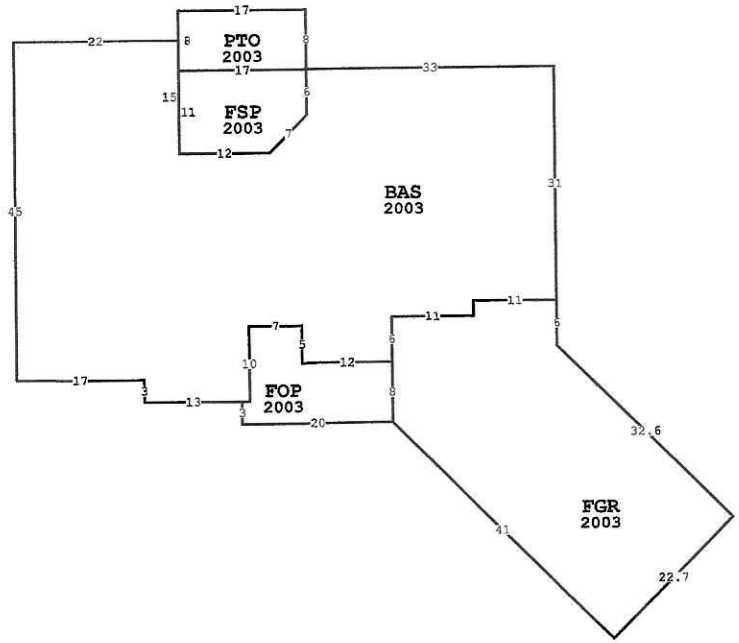
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,637	100	2,637	192,059
FGR	1,052	55	579	42,170
FOP	190	30	57	4,152
FSP	175	40	70	5,098
PTO	136	5	7	510
TOTALS	4,190		3,350	243,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,350	126.8806	88.82	297,547	2003	2003	0	0	0	18.00	82.00

1 SINGLE FAM - 100% - 2004

HX Base Yr 2004



187 SW EMILY Gln, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,989
TOTAL MARKET OB/XF VALUE		7,188
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		273,177
SOH/AGL Deduction		25,492
ASSESSED VALUE		247,685
TOTAL EXEMPTION VALUE	98 HX HB	247,685
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		273,177
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1	6/03/2021	WD	Q	I	01	340,000
GRANTOR: RITZMANN LAWANA W						
GRANTEE: TRIVISON MICHAEL A						
2	7/11/2002	WD	Q	V		22,500
GRANTOR: LOID RUSSELL & DOROTH						
GRANTEE: WILLIAM H & LAWANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W33 PTO=[YR=2003] N8 W17 S8 E17$ FSP=[YR=2003] W17 S11 E12 R5 U5 N6$ S6 D5 L5 W12 N15 W22 S45 E17 S3 E13 FOP=[YR=2003] S3 E20 N8 W12 N5 W7 S10 W1$ E1 N10 E7 S5 E12 FGR=[YR=2003] S8 D29 R29 R16 U16 U23 L23 N6 W11 S2 W11 S6$ N6 E11 N2 E11 N31$.

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	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,694.00	UT	2.00	2.00	100	2003	2003	3	100	5,388	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF 7,188

LAND DESCRIPTION

LN	USE CODE	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	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/19/2019 BY KRBC Total Acres: 0.75 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 10/28/2021