LOT 7 BLOCK A RUSSWOOD ESTATES U
925-881,883, WD 1300-1421, WD 13

LEWIS G GORDON/LEWIS RAQUEL Q
135 SW DUSTY GLN
LAKE CITY, FL 32024

2024

10-4S-16-02853-257

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

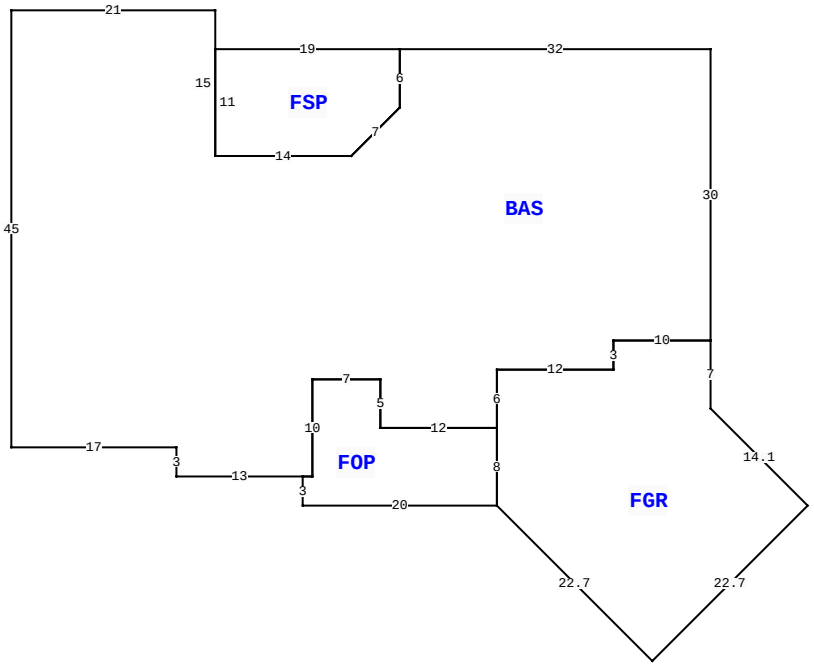
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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/LOC	10416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,603	100	2,603	240,913
FGR	644	55	354	32,763
FOP	190	30	57	5,275
FSP	197	40	79	7,312
TOTALS	3,634		3,093	286,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,093	116.2108	122.02	377,408	2000	2000	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 2019 Heated Area: 2603 HX Base Yr 2019



135 SW DUSTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,264
TOTAL MARKET OB/XF VALUE		29,810
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		346,074
SOH/AGL Deduction		102,787
ASSESSED VALUE		243,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,287
TOTAL JUST VALUE		346,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044213	Roof Replacement	22,258	04/18/2022
18164	POOL	100	04/13/2001
17005	SFR	410	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/1148	9/14/2018	WD	Q	I	01	300,000
GRANTOR: DAVID & DONNA SAWYER						
GRANTEE: G GORDON LEWIS & RA						
1300/1421	8/31/2015	WD	U	I	30	100
GRANTOR: DAVID & DONNA SAWYER						
GRANTEE: DAVID & DONNA SAWYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= W19 S11 E14 R5 U5 N6$ S6 D5 L5 W14 N15 W21 S45 E17 S3 E13 FOP= S3 E20 N8 W12 N5 W7 S10 W1$ E1 N10 E7 S5 E12 FGR= S8 D16 R16 R16 U16 U10 L10 N7 W10 S3 W12 S6$ N6 E12 N3 E10 N30$.

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	1,948.00	UT	1.50	1.50	100	2000	2000	3	100	2,922	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
3	0282	POOL ENCL	0	100	44	43	1,892.00	UT	15.00	15.00	100	2001	2001	3	40	11,352	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 29,810

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/19/2024 BY KS Total Acres: 1.21 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 07/24/2024 BY SYS