

COLUMBIA COUNTY Property Appraiser

Parcel 10-4S-16-02853-281

Owners

SHELNUT JAMES
SHELNUT WENDY
163 SW KEVIN GLEN
LAKE CITY, FL 32024

Parcel Summary

Location	163 SW KEVIN GLN
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	1.0400
Section	10
Township	4S
Range	16
Subdivision	RUSSWOOD
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 11 BLOCK B RUSSWOOD ESTATES UNIT 2.

939-1338, 818-2484, 954-2494, WD 1056-2703.



Working Values

	2025
Total Building	\$333,739
Total Extra Features	\$24,072
Total Market Land	\$35,000
Total Ag Land	\$0

	2025
Total Market	\$392,811
Total Assessed	\$267,047
Total Exempt	\$50,722
Total Taxable	\$216,325
SOH Diff	\$125,764

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$316,894	\$293,407	\$269,079	\$229,720	\$222,361	\$207,458
Total Extra Features	\$24,971	\$26,169	\$25,185	\$18,888	\$18,888	\$18,888
Total Market Land	\$30,000	\$28,000	\$22,000	\$22,000	\$18,000	\$15,500
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$371,865	\$347,576	\$316,264	\$270,608	\$259,249	\$241,846
Total Assessed	\$259,521	\$251,962	\$244,623	\$237,498	\$234,219	\$228,953
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$209,521	\$201,962	\$194,623	\$187,498	\$184,219	\$178,953
SOH Diff	\$112,344	\$95,614	\$71,641	\$33,110	\$25,030	\$12,893

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1056/2703	2005-08-31	<u>Q</u>		WARRANTY DEED	Improved	\$309,900	Grantor: BRIAN V & ERIN POWERS Grantee: JAMES & WENDY SHELNUIT
<u>WD</u> 0954/2494	2002-05-28	<u>U</u>	<u>07</u>	WARRANTY DEED	Improved	\$193,700	Grantor: JOHN S & PATRICIA JOHNSON Grantee: BRIAN V & ERIN F POWERS
<u>WD</u> 0939/1338	2001-10-26	<u>Q</u>		WARRANTY DEED	Vacant	\$22,000	Grantor: PETER & SIGRID JAGER Grantee: JOHN S & PATRICIA JOHNSON
<u>WD</u> 0818/2484	1996-03-12	<u>Q</u>		WARRANTY DEED	Vacant	\$16,500	Grantor: LOID R & DOROTHY H BAILEY Grantee: JOSEPH & MARY ROBBIO

Buildings

Building # 1, Section # 1, 219682, SFR

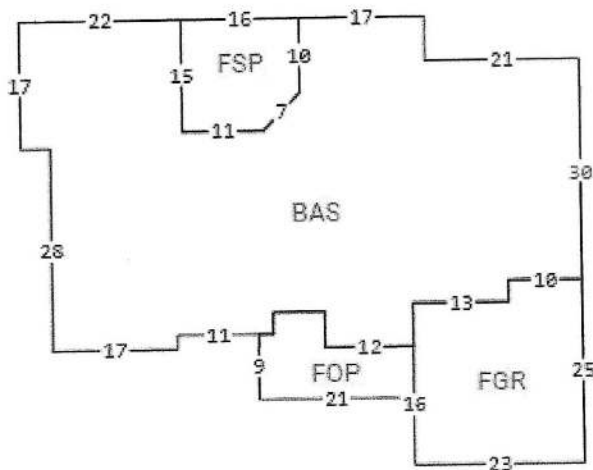
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2726	3676	\$427,870	2002	2002	0.00%	22.00%	78.00%	\$333,739

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	15	HARDTILE
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	2.50	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,726	100%	2,726
FGR	536	55%	295
FOP	186	30%	56
FSP	228	40%	91



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			2704.00	\$2.50	2002	100%	\$6,760
0280	POOL R/CON			428.00	\$70.00	2002	40%	\$11,984
0282	POOL ENCL			1184.00	\$11.25	2002	40%	\$5,328

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	RSF-1	.00	.00	1.00	\$35,000.00/LT	1.04	1.00	\$35,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
	19489	POOL	COMPLETED	POOL
	18902	SFR	COMPLETED	SFR

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of May 16, 2025.