

LOT 27 RUSSWOOD ESTATES UNIT 4
WD 1111-2014, WD 1212-1373,
WD 1273-570, QC 1341-2240,

DEWAR WAYNE VINCENT/VELAZQUEZ-DAVID MARILYN
205 SW SCOTT PL
LAKE CITY, FL 32024

2024

10-4S-16-02853-427



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
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

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	10416.010 1.00/	

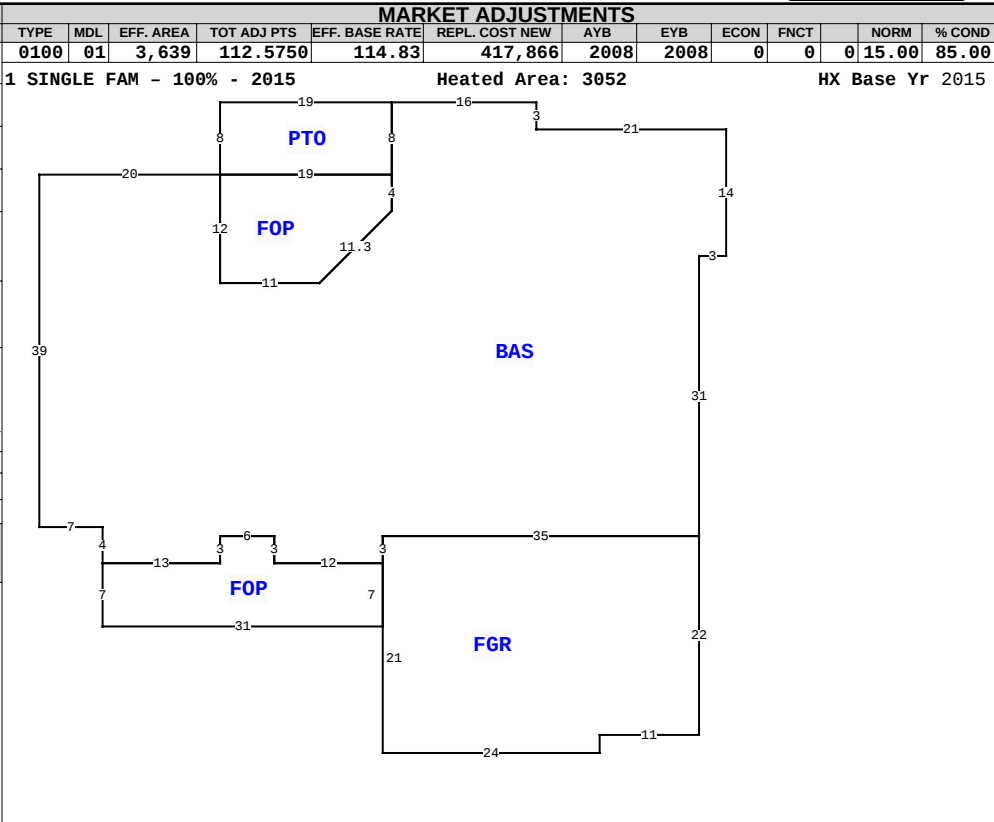
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,052	100	3,052	297,892
FGR	818	55	450	43,923
FOP	196	30	59	5,759
FOP	235	30	70	6,832
PTO	152	5	8	781

TOTALS	4,453		3,639	355,186
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	2,164.00	UT	3.00	3.00	100	2008	2008	3	100	6,492	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	0280	POOL R/CON	0 100	16	30	480.00	UT	70.00	70.00	100	2016	2016	3	86	28,896	
4	0282	POOL ENCL	0 100	32	50	1,600.00	UT	15.00	15.00	100	2016	2016	3	60	14,400	

LAND DESCRIPTION			TOTAL OB/XF 50,988													
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
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00

REVIEW DATE	01/19/2024	BY	KS
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TOTAL OB/XF 50,988																
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1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00

Total Acres:	0.50	Total Land Value:	30,000	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		355,186	
TOTAL MARKET OB/XF VALUE		50,988	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		436,174	
SOH/AGL Deduction		128,640	
ASSESSED VALUE		307,534	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		257,534	
TOTAL JUST VALUE		436,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047168	Roof Replacement	32,990	05/09/2023
34073	POOL ENCL	105	05/18/2016
33969	POOL	225	04/18/2016
25511	SFR	897	02/08/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/2240	7/26/2017	QC	U	I	11	0
GRANTOR: WAYNE V DEWAR & MARIL						
GRANTEE: WAYNE VINCENT DEWAR						
1273/0570	4/22/2014	WD	Q	I	01	259,000
GRANTOR: THOMAS & GENEANE GRIF						
GRANTEE: WAYNE V DEWAR & MAR						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W21 N3 W16 PTO= W19 S8 E19 N8\$ S8 FOP= W19 S12 E11 R8 U8 N4\$ S4 D8 L8 W11 N12 W20 S39 E7 S4 FOP= S7 E31 N7 W12 N3 W6 S3 W13\$ E13 N3 E6 S3 E12 FGR= S21 E24 N2 E11 N22 W35 S3\$ N3 E35 N31 E3 N14\$.						