COMM SE COR OF SW1/4 OF NW1/4, R
FT FOR POB, CONT N 344.65 FT, S
354.10 FT, S 31 DEG E 55 FT, S 8

RUSSELL JOSHUA J/RUSSELL STACEY M
452 SE FRITZI CT
LAKE CITY, FL 32025

2026

03-4S-17-07487-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

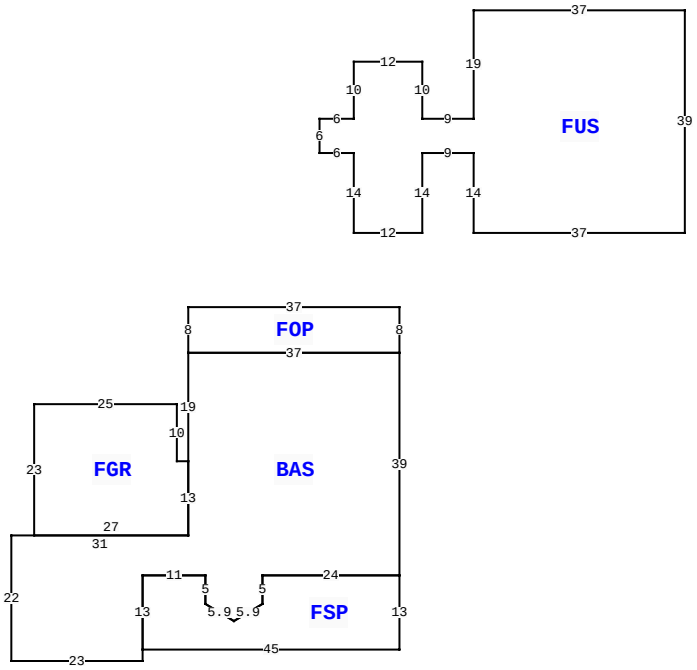
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100		2,070	227,944
FGR	601	55		331	36,449
FOP	296	30		89	9,801
FSP	520	40		208	22,904
FUS	1,893	100		1,893	208,453
TOTALS	5,380			4,591	505,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,591	127.6893	143.01	656,559	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2022 Heated Area: 3963 HX Base Yr 2022



452 SE FRITZI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		505,550
TOTAL MARKET OB/XF VALUE		29,401
TOTAL LAND VALUE - MARKET		52,920
TOTAL MARKET VALUE		587,871
SOH/AGL Deduction		118,756
ASSESSED VALUE		469,115
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		418,393
TOTAL JUST VALUE		587,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045364	Solar Power Syste	140,738	09/02/2022
000045351	Roof Replacement	16,569	08/31/2022
000044915	Remodel	5,000	07/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/157	6/14/2021	WD	Q	I	01	550,000
GRANTOR: LIBASCI TIFFANY ANNE						
GRANTEE: RUSSELL JOSHUA J						
1430/1868	2/04/2021	QC	U	I	11	100
GRANTOR: LIBASCI ANTHONY						
GRANTEE: LIBASCI TIFFANY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N39 W37 S19 S13 W31 S22 E23 N2 N13 E11 S5 D3R5 U3R5 N5 E24 $
FUS=[ORIG=50,-60] N39 W37 S19 W9 N10 W12 S10 W6 S6 E6 S14 E12 N14 E9 S14 E37 $
FGR=[ORIG=-37,-20] W2 N10 W25 S23 E27 N13 $
FSP=[ORIG=-45,13] E45 N13 W24 S5 D3L5 U3L5 N5 W11 S13 $
FOP=[ORIG=0,-39] N8 W37 S8 E37 $
.

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	2,044.00	UT	2.00	2.00	100	2002	2002	3	100	4,088	
2	0119	MASONRY WA	0	100	5	173	865.00	UT	5.00	5.00	50	2002	2002	3	50	2,163	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2002	2002	3	100	2,750	
4	0200	GARAGE F	0	100	40	50	2,000.00	UT	10.00	10.00	100	2012	2012	3	100	20,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 29,401

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		A-1	0.00	0.00	8.40	AC		1.00	1.00	0.70	9,000.00	6,300.00	52,920							

REVIEW DATE 11/18/2022 BY JS Total Acres: 8.40 Total Land Value: 52,920 Market: 0 Agricultural: 0 Common: 52,920 PRINTED 11/18/2025 BY SYS