

LOT 4 SUZANNE S/D UNIT 1.
522-434, 862-627, WD 1220-1015,

RUSSELL ROBERT N/RUSSEL PAMELA
4122 GRASS POINTE DR
PARRISH, FL 34219

2025

03-4S-17-07570-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC		3417.0200		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	100,129
FOP	56	30		17	1,248
FOP	180	30		54	3,964
FSP	100	40		40	2,936
FSP	100	40		40	2,936
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	939.00	UT	1.50
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,515	92.6640	100.08	151,621	1998	1998	0	0	26.65	73.35

1 SINGLE FAM - 0% - 2024

Heated Area: 1364

HX Base Yr

Diagram showing the layout of the property with dimensions and area calculations. The main area is labeled BAS (Basement) with dimensions 18x30. There are three smaller areas labeled FSP (Front Porch) with dimensions 10x10, 10x10, and 10x10. The total area is 1364.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF									
5,309									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		111,214	
TOTAL MARKET OB/XF VALUE		5,309	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		135,023	
SOH/AGL Deduction		0	
ASSESSED VALUE		135,023	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		135,023	
TOTAL JUST VALUE		135,023	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		133,438	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14456	SFR	185	08/28/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1485/1999	2/17/2023	WD	Q	I	01	123,000	
GRANTOR: SRJ MANAGEMENT COMPAN							
GRANTEE: RUSSELL ROBERT N							
1374/1890	11/30/2018	WD	U	I	11	100	
GRANTOR: ASHTON JOHNSON TRUSTE							
GRANTEE: SRJ MANAGEMENT LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 FSP= N10 W10 S10 E10\$ W10 FSP= N10 W10 S10 E10\$ W18 S30 E3 S2 E10 N2 E3 FOP= E14 N4 W14 S4\$ N4 E14 S4 E3 S2 E10 N2 E3 N30\$ FOP= N10 W18 S10 E18\$.									