S1/2 OF SW1/4 OF NE1/4 OF NE1/4
S1/2 OF SW1/4 OF NE1/4 OF NE1/4,
APPROX 336 FT TO W LINE OF THE S

DEGIDIO RUSSELL J/TUTTLE LINDA L
142 NW SAMME CT
LAKE CITY, FL 32055-8141

2026

15-3S-16-02125-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

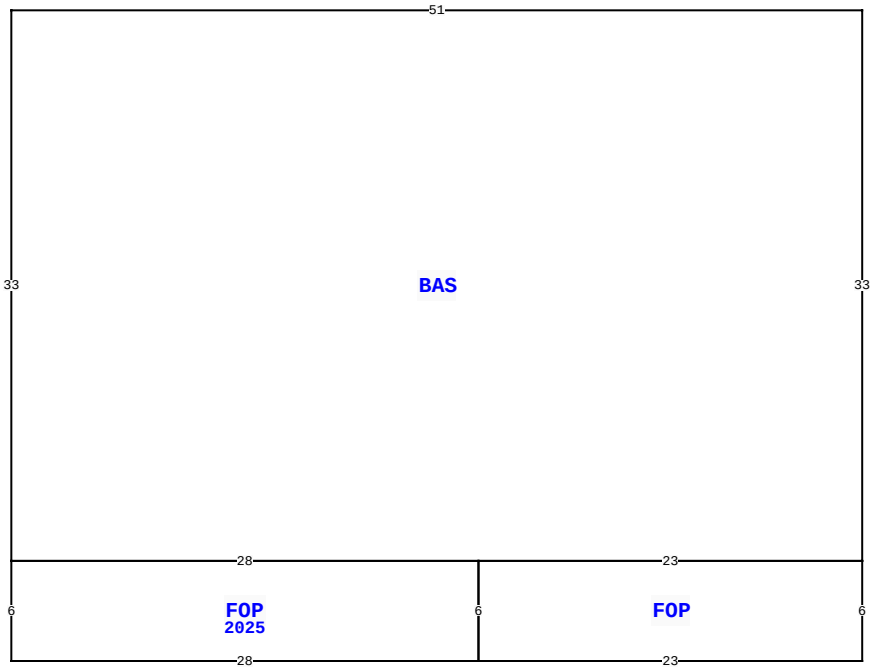
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	15316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100		1,683	212,723
FOP	138	30		41	5,182
FOP	168	30	2025	50	6,320
TOTALS	1,989			1,774	224,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	125.7438	140.83	249,832	1979	2015	0	0	0	10.25	89.75

1 SINGLE FAM 100% - 2023 Heated Area: 1683 HX Base Yr 2023



142 NW SAMME CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,224
TOTAL MARKET OB/XF VALUE		19,440
TOTAL LAND VALUE - MARKET		36,900
TOTAL MARKET VALUE		280,564
SOH/AGL Deduction		15,901
ASSESSED VALUE		264,663
TOTAL EXEMPTION VALUE	HX HB 13	264,663
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		280,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049906	Storage Building	12,600	05/22/2024
000049900	Right-of-Way Acce		05/21/2024
000048006	Remodel	8,921	08/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/1656	7/08/2024	QC	U	I	11	100
GRANTOR: DEGIDIO RUSSELL						
GRANTEE: DEGIDIO RUSSELL						
1467/1595	5/24/2022	WD	Q	I	01	285,000
GRANTOR: MANNING SHELIA RENEE						
GRANTEE: DEGIDIO RUSSELL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W51 S33 E28 E23 N33 $
FOP=[ORIG=-23,33] S6 E23 N6 W23 $
FOP=[YR=2025;ORIG=-51,33] E28 S6 W28 N6 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0030	BARN,MT	0	100	36	26	936.00	UT	15.00	15.00	100	2025	2024		100	14,040	

LAND DESCRIPTION

TOTAL OB/XF 19,440

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	4.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,900							

REVIEW DATE 10/29/2024 BY JB Total Acres: 4.10 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 11/17/2025 BY SYS