S1/2 & S1/2 OF N1/2 OF LOT 6 VAL
224-240, 249-169, 972-1019, WD 9

RUSSELL JOHN R
277 NW WALDO ST
LAKE CITY, FL 32024

2026

19-3S-17-05113-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

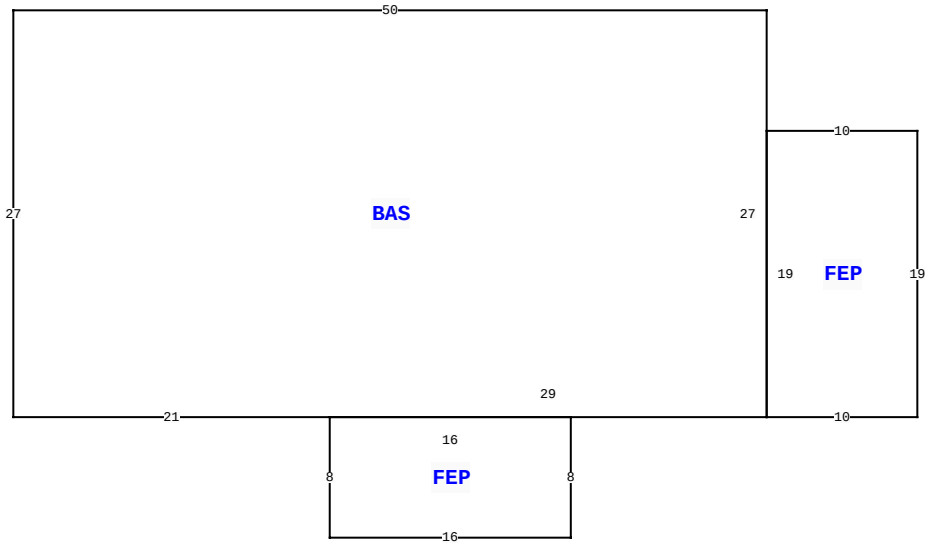
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	19317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	113,680
FEP	128	80		102	8,589
FEP	190	80		152	12,800
TOTALS	1,668			1,604	135,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,604	115.6680	129.55	207,798	1963	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1350 HX Base Yr 2024



277 NW WALDO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,069
TOTAL MARKET OB/XF VALUE		2,120
TOTAL LAND VALUE - MARKET		3,446
TOTAL MARKET VALUE		140,635
SOH/AGL Deduction		530
ASSESSED VALUE		140,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,383
TOTAL JUST VALUE		140,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046905	Roof Replacement	6,500	04/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/2773	10/30/2023	WD	Q	I	01	163,900
GRANTOR: JR & JR INVESTMENTS L						
GRANTEE: RUSSELL JOHN R						
1487/728	3/28/2023	QC	U	I	11	48,000
GRANTOR: RURAL HOUSING SERVICE						
GRANTEE: JR & JR INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S27 E21 FEP= S8 E16 N8 W16$ E29 FEP= E10 N19W10 S19$ N27$.

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	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0252	LEAN-TO W/	0	100	10	16	160.00	UT	2.00	2.00	100	1993	1993	3	100	320	

LAND DESCRIPTION

TOTAL OB/XF 2,120

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			0.00	0.00	13,784.00	SF		1.00	1.00	1.00	0.25	0.25	3,446							

REVIEW DATE 12/20/2023 BY ME Total Acres: 0.32 Total Land Value: 3,446 Market: 0 Agricultural: 0 Common: 3,446 PRINTED 11/18/2025 BY SYS