COMM NW COR OF SW1/4, S 260 FT F
FT, S 33 DEG E 599 FT, S 56 DEG
33 DEG W 299 FT, N 563.33 FT TO

RUSSELL GEORGE M/RUSSELL WENDY P
203 SW SPARTAN LN
LAKE CITY, FL 32025

2026

21-4S-17-08641-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

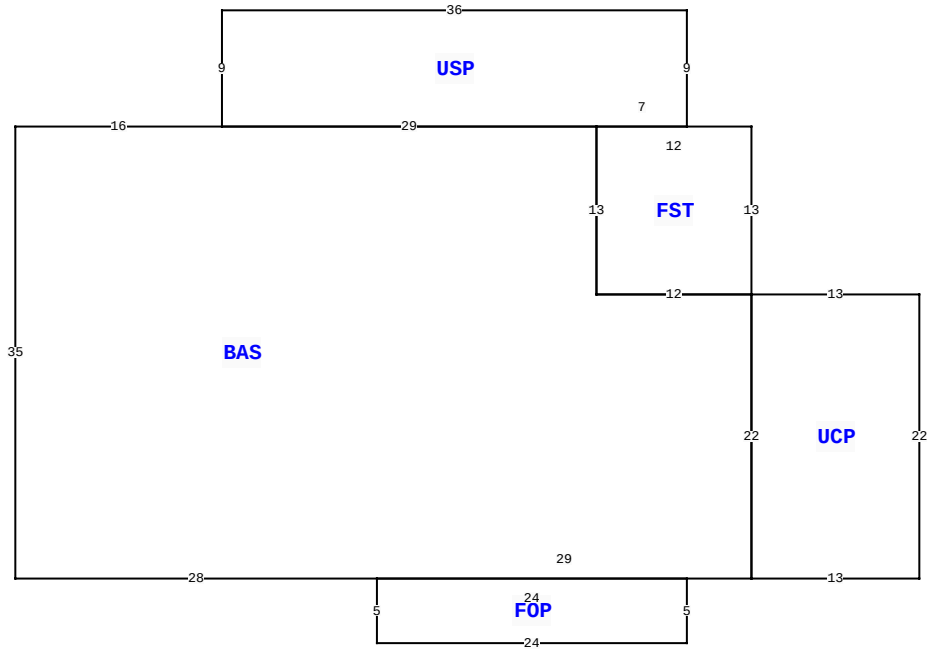
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100		1,839	140,251
FOP	120	30		36	2,746
FST	156	55		86	6,559
UCP	286	20		57	4,347
USP	324	35		113	8,618
TOTALS	2,725			2,131	162,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	104.7600	117.33	250,030	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1839 HX Base Yr 2020



201 SW SPARTAN LN, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		249,661
TOTAL MARKET OB/XF VALUE		12,900
TOTAL LAND VALUE - MARKET		71,400
TOTAL MARKET VALUE		333,961
SOH/AGL Deduction		88,669
ASSESSED VALUE		245,292
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,570
TOTAL JUST VALUE		333,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,919

SALE:1:1: 8.86 AC PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39008	M H	0	12/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/0539	11/14/2019	QC	U	I	11	100
GRANTOR: GEORGE W RUSSELL						
GRANTEE: GEORGE M & WENDY P						
1395/1132	9/27/2019	QC	U	I	11	0
GRANTOR: GEORGE W RUSSELL						
GRANTEE: GEORGE M & WENDY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S35 E28 FOP= S5 E24N5 W24$ E29 UCP= E13 N22 W13 S22$ N22 FST= N13 W12 S13 E12$ W12 N13 USP= E7 N9 W36 S9 E29$ W29$.

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	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 12,900

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	7.40	AC		1.00	1.00	1.00	8,500.00	8,500.00	62,900							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 01/23/2020 BY KR Total Acres: 8.40 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 10/03/2025 BY SYS

COMM NW COR OF SW1/4, S 260 FT F
FT, S 33 DEG E 599 FT, S 56 DEG
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2026

21-4S-17-08641-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

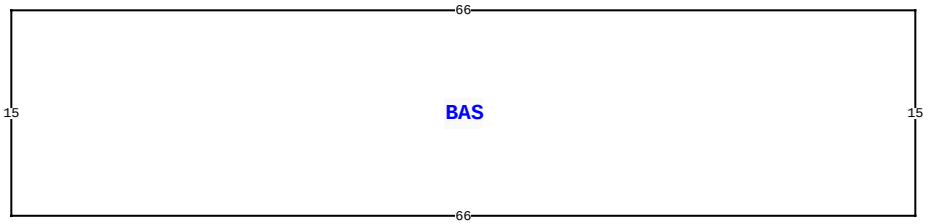
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100		990	87,141
TOTALS	990			990	87,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	990	99.9000	98.90	97,911	2019	2019	0	0	0	11.00	89.00

2 MANUF 2 0% - 2020 Heated Area: 990 HX Base Yr 2020



201 SW SPARTAN LN, LAKE CITY

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GRANTOR: GEORGE W RUSSELL						
GRANTEE: GEORGE M & WENDY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S15 E66 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/23/2020 BY KR Total Acres: 8.40 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 10/03/2025 BY SYS