NW DIV: LOT 2 & W1/2 OF LOT 3 BL ESTATES S/D.

LAVENDER RUSSELL
822 NW SPRINGDALE GLN
LAKE CITY, FL 32055

2026

30-3S-17-11702-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

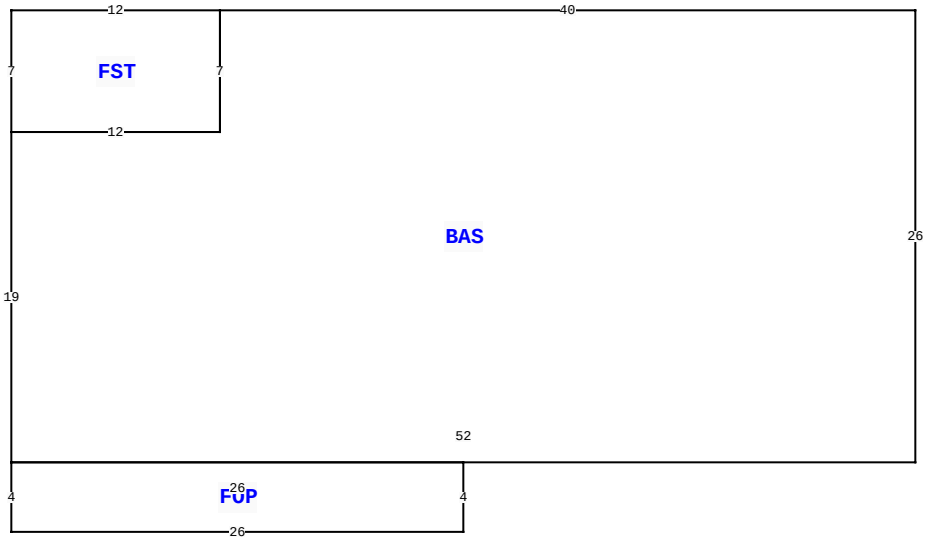
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	30317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100		1,268	132,075
FOP	104	30		31	3,229
FST	84	55		46	4,791
TOTALS	1,456			1,345	140,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	124.0000	138.88	186,794	1977	2005	5	0	0	20.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1268 HX Base Yr



822 NW SPRINGDALE GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	140,096
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	4,800
TOTAL MARKET VALUE	147,296
SOH/AGL Deduction	0
ASSESSED VALUE	147,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,296
TOTAL JUST VALUE	147,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00440			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/2529	2/21/2025	WD	U	I	41	205,000
GRANTOR: REYES DAVID						
GRANTEE: LAVENDER RUSSELL						
1497/1955	8/16/2023	WD	Q	I	01	71,100
GRANTOR: DSV SPV 2 LLC						
GRANTEE: REYES DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S7 E12 N7$S7 W12 S19 FOP= S4 E26 N4 W26$ E52 N26$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0			0.00	0.00	9,600.00	SF		1.00	1.00	1.00	0.50	0.50	4,800							

REVIEW DATE 05/27/2025 BY TP Total Acres: 0.22 Total Land Value: 4,800 Market: 0 Agricultural: 0 Common: 4,800 PRINTED 11/18/2025 BY SYS