

COMM SE COR OF SW1/4 OF NW1/4, R
 FT FOR POB, CONT N 344.65 FT, S
 354.10 FT, S 31 DEG E 55 FT, S 8

RUSSELL JOSHUA J/RUSSELL STACEY M
 452 SE FRITZI CT
 LAKE CITY, FL 32025

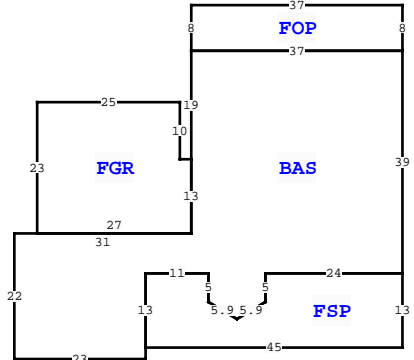
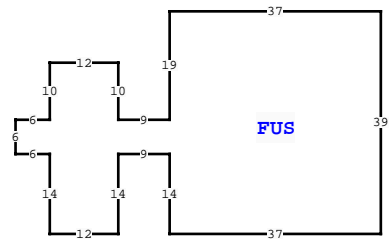
2026

03-4S-17-07487-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	40
Interior Floor	14	CARPET	40
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	06
NEIGHBORHOOD/LOC	3417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,070	100	
FGR	601	55	
FOP	296	30	
FSP	520	40	
FUS	1,893	100	
TOTALS	5,380		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022									
			Heated Area: 3963				HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		505,550	
TOTAL MARKET OB/XF VALUE		29,401	
TOTAL LAND VALUE - MARKET		52,920	
TOTAL MARKET VALUE		587,871	
SOH/AGL Deduction		120,123	
ASSESSED VALUE		467,748	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		416,337	
TOTAL JUST VALUE		587,871	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		594,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045364	Solar Power Syste	140,738	09/02/2022
000045351	Roof Replacement	16,569	08/31/2022
000044915	Remodel	5,000	07/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/157	6/14/2021	WD	Q	I	01	550,000
GRANTOR: LIBASCI TIFFANY ANNE						
GRANTEE: RUSSELL JOSHUA J						
1430/1868	2/04/2021	QC	U	I	11	100
GRANTOR: LIBASCI ANTHONY						
GRANTEE: LIBASCI TIFFANY ANN						

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
1	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2002	2002	3	100	4,088	
2	0119	MASONRY WA	0	100	5	173	UT	5.00	5.00	50	2002	2002	3	50	2,163	
3	0170	FPLC 2STRY	0	100	0	0	UT	2,750.00	2,750.00	100	2002	2002	3	100	2,750	
4	0200	GARAGE F	0	100	40	50	UT	10.00	10.00	100	2012	2012	3	100	20,000	
5	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF													29,401				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/09/2025	MLU										

BUILDING NOTES												
BAS=[ORIG=0,0] N39 W37 S19 S13 W31 S22 E23 N2 N13 E11 S5 D3R5 U3R5 N5 E24 \$												
FUS=[ORIG=50,-60] N39 W37 S19 W9 N10 W12 S10 W6 S6 E6 S14 E12 N14 E9 S14 E37 \$												
FGR=[ORIG=-37,-20] W2 N10 W25 S23 E27 N13 \$												
FSP=[ORIG=-45,13] E45 N13 W24 S5 D3L5 U3L5 N5 W11 S13 \$												
FOP=[ORIG=0,-39] N8 W37 S8 E37 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] N39 W37 S19 S13 W31 S22 E23 N2 N13 E11 S5 D3R5 U3R5 N5 E24 \$												
FUS=[ORIG=50,-60] N39 W37 S19 W9 N10 W12 S10 W6 S6 E6 S14 E12 N14 E9 S14 E37 \$												
FGR=[ORIG=-37,-20] W2 N10 W25 S23 E27 N13 \$												
FSP=[ORIG=-45,13] E45 N13 W24 S5 D3L5 U3L5 N5 W11 S13 \$												
FOP=[ORIG=0,-39] N8 W37 S8 E37 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	8.40	AC	1.00	1.00	0.70	9,000.00	6,300.00	52,920									