LOT 4 SUZANNE S/D UNIT 1.

522-434, 862-627, WD 1220-1015,

RUSSELL ROBERT N/RUSSEL PAMELA
4122 GRASS POINTE DR
PARRISH, FL 34219

2027

03-4S-17-07570-004

BUILDING CHARACTERISTICS

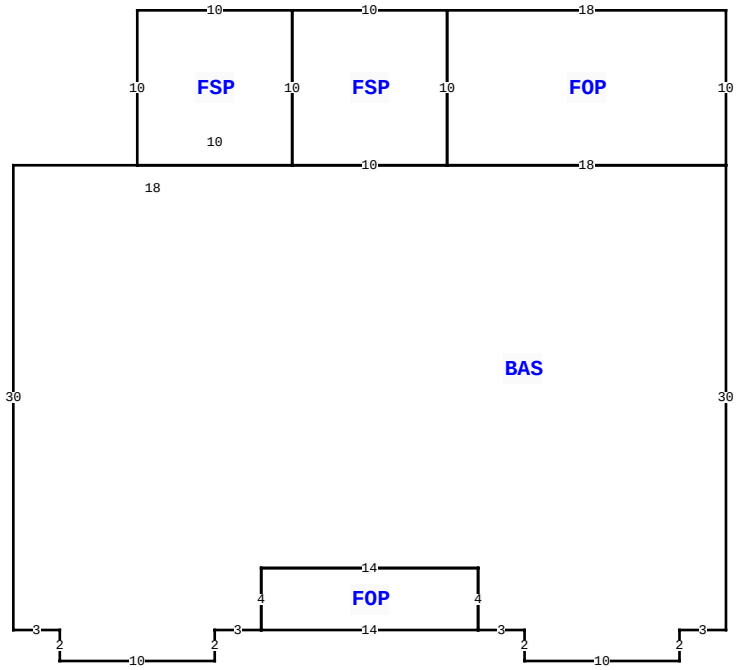
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	100,549
FOP	56	30		17	1,253
FOP	180	30		54	3,980
FSP	100	40		40	2,948
FSP	100	40		40	2,948
TOTALS	1,800			1,515	111,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	92.6640	101.93	154,424	1998	1998	0	0	0	27.68	72.32

1 SINGLE FAM 0% - 2024 Heated Area: 1364 HX Base Yr



122 SE SCARLETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	939.00	UT	1.50	1.50	100	1998	1998	3	100	1,409	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	111,679
TOTAL MARKET OB/XF VALUE	5,309
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	135,488
SOH/AGL Deduction	0
ASSESSED VALUE	135,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,488
TOTAL JUST VALUE	135,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14456	SFR	185	08/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1999	2/17/2023	WD	Q	I	01	123,000
GRANTOR: SRJ MANAGEMENT COMPAN						
GRANTEE: RUSSELL ROBERT N						
1374/1890	11/30/2018	WD	U	I	11	100
GRANTOR: ASHTON JOHNSON TRUSTE						
GRANTEE: SRJ MANAGEMENT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N10 W10 S10 E10$ W10 FSP= N10 W10 S10 E10$ W18 S30 E3 S2 E10 N2 E3 FOP= E14 N4 W14 S4$ N4 E14 S4 E3 S2 E10 N2 E3 N30$ FOP= N10 W18 S10 E18$.

LAND DESCRIPTION

TOTAL OB/XF 5,309

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/29/2023 BY ME Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS