COMM NE COR OF SE1/4 OF NW1/4, R
W 962.90 FT FOR POB, CONT W 308
E 50 FT, N 35 DEG E 447.57 FT TO

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

**2026**

**03-4S-17-07592-028**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 3417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 500 |
| TOTAL LAND VALUE - MARKET | 17,250 |
| TOTAL MARKET VALUE | 17,750 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 17,750 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 17,750 |
| TOTAL JUST VALUE | 17,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 17,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27690 | PUMP/UTPOL | 50 | 03/13/2009 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1569/163 | 4/24/2026 | WD | Q | I | 01 | 50,000 |
| GRANTOR: LIBASCI ANTHONY | | | | | | |
| GRANTEE: RUSSELL JOSHUA J | | | | | | |
| 1300/0507 | 8/24/2015 | QC | U | V | 11 | 4,400 |
| GRANTOR: JOHN G WINDHAM | | | | | | |
| GRANTEE: ANTHONY LIBASCI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 500 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 500

| 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 | 0700 | C | MISC RES | 0 | | A-1 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 17,250 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 03/07/2017 BY DF Total Acres: 1.50 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 06/09/2026 BY SYS