

BEG NE COR OF NE1/4 OF SE1/4,  
 RUN S 906.06 FT, N 79 DEG W  
 406.05 FT TO E R/W US-441, N

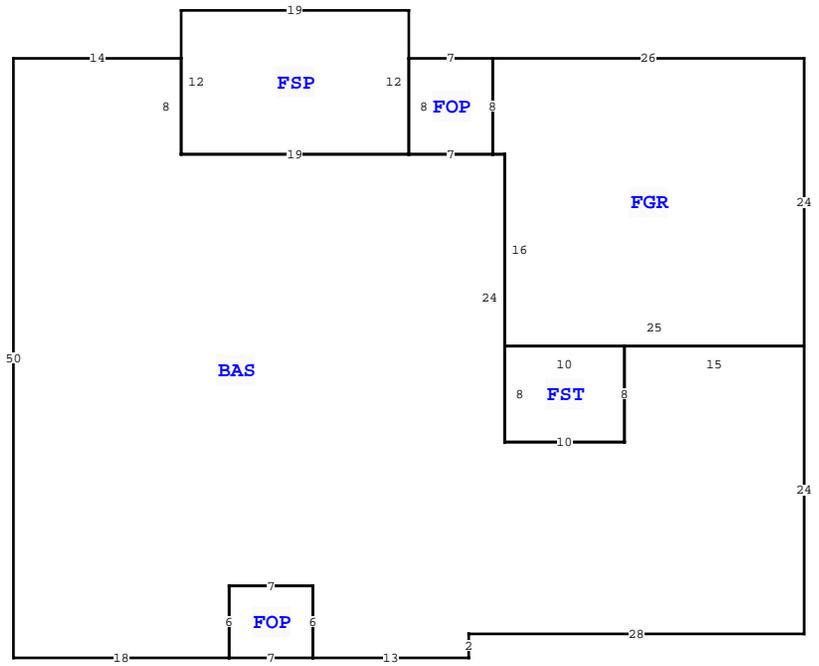
THOMAS WINTON RUSSELL JR/THOMAS KATHRYN DIANE  
 9831 N US HWY 441  
 LAKE CITY, FL 32055

**2026**

08-2S-17-04694-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
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		4	100
Bathrooms		3	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	5000	IMPROVED	AG
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,306	100	
FGR	608	55	
FOP	42	30	
FOP	56	30	
FSP	228	40	
FST	80	55	
TOTALS	3,320		

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%	1998		349,251	1997	1997	0	0	28.00	72.00
Heated Area: 2306 HX Base Yr 1998											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				251,461		
TOTAL MARKET OB/XF VALUE				13,960		
TOTAL LAND VALUE - MARKET				37,870		
TOTAL MARKET VALUE				274,383		
SOH/AGL Deduction				88,573		
ASSESSED VALUE				185,810		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				134,399		
TOTAL JUST VALUE				303,291		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				306,783		
LAND:1:1: JOINS FAMILY PROPERTY						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
000044418	Roof Replacement	20,378	05/12/2022			
38043	STORAGE	177	04/29/2019			
11745	SFR	385	10/11/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0827/1884	9/09/1996	WD	Q	V	02	0
GRANTOR: WINTON R & LINDA GAIL						
GRANTEE: WINTON R JR & KATHR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W14 S50 E18 FOP= E7 N6 W7 S6\$ N6 E7 S6 E13 N2 E28 N24FGR= N24 W26 S8 E1 S16 E25\$ W15 FST= W10 S8 E10 N8 \$ S8 W10 N24 W1 FOP= N8 W7 S8 E7\$ W7 FSP= N12 W19 S12 E19\$ W19 N8\$.						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	AG DATE
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,500			
2	0296	SHED METAL	0	100	18	24	1.00	UT	0.00	0.00	100	1997	1997	3	100	800			
3	0070	CARPORT UF	0	100	24	24	1.00	UT	0.00	0.00	100	1997	1997	3	100	500			
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200			
5	0030	BARN,MT	0	0	24	30	720.00	UT	13.00	13.00	100	2019	2019	3	100	9,360			
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600			
TOTALS																	04/15/2025		MLU

LAND DESCRIPTION												TOTAL OB/XF												13,960				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000											
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.41	AC		1.00	1.00	1.00	445.00	445.00	1,962											
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.41	AC		1.00	1.00	1.00	7,000.00	7,000.00	30,870											