

BEG NE COR OF NE1/4 OF NW1/4,
 RUN W 663.42 FT, S 658.63 FT,
 E 659.64 FT, N 658.72 FT TO

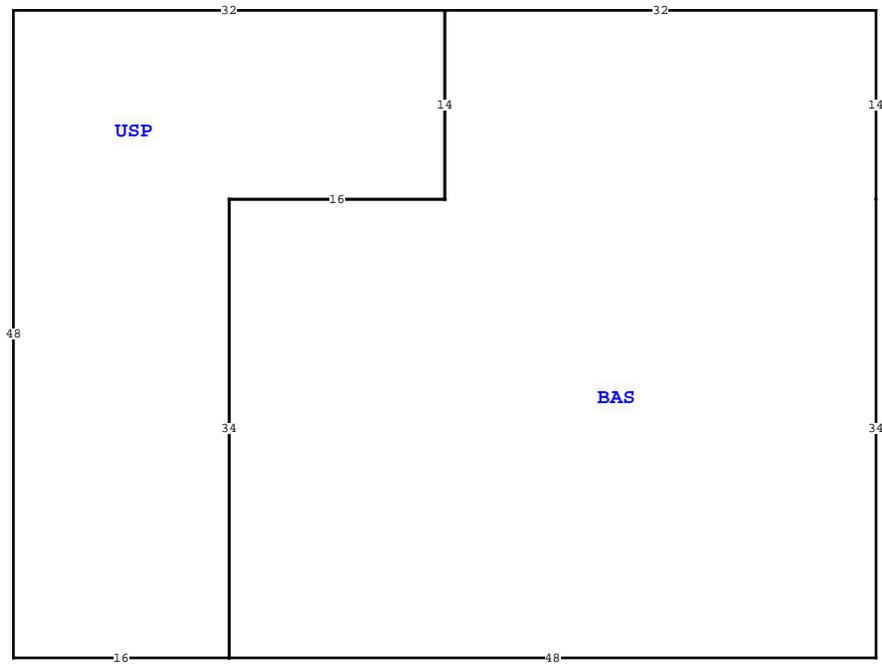
RUSSELL RANDALL L/RUSSELL SHEILA A
 185 NE PIKES WAY
 LAKE CITY, FL 32055

2026

10-2S-17-04700-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,080	100	
USP	992	35	
TOTALS	3,072		

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%	- 1999								
Heated Area: 2080						HX Base Yr 1999					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			224,942
TOTAL MARKET OB/XF VALUE			10,388
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			285,330
SOH/AGL Deduction			101,696
ASSESSED VALUE			183,634
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			82,223
TOTAL JUST VALUE			285,330
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042752	Electrical Servic	0	09/15/2021
37183	M H	325	09/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/1904	10/11/2006	QC	Q	I	01	6,800
GRANTOR: RANDALL & SHEILA RUSS						
GRANTEE: FRANK L & DORIS E R						
0870/5300	11/30/1998	WD	Q	I		114,900
GRANTOR: LICK						
GRANTEE: RUSSELL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0040	BARN, POLE	0	100	22	24	528.00	UT	4.50	4.50	50
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												10,388												
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	9.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	45,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N14 W32 USP= W32 S48 E16 N34 E16 N14S S14 W16 S34 E48 N34S.	

LAND DESCRIPTION		TOTAL OB/XF																							10,388
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	9.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	45,000								
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000								

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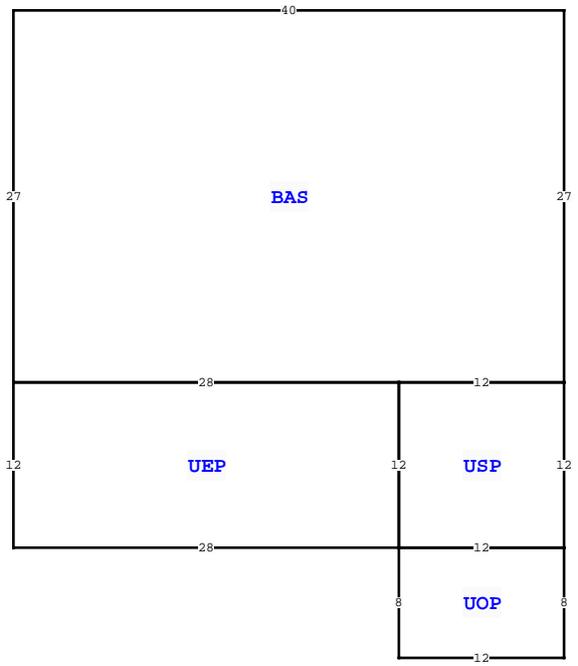
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 185 NE PIKES WAY
 LAKE CITY, FL 32055

2026

10-2S-17-04700-002

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectural	01	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		05	
NEIGHBORHOOD/LOC	1217.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	54,375
UEP	336	70		235	11,832
UOP	96	25		24	1,208
USP	144	35		50	2,517
TOTALS	1,656			1,389	69,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	1999							
					Heated Area: 1080						
						HX Base Yr 1999					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTOR: LICK						
GRANTEE: RUSSELL						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S27 UEP= S12 E28 N12 W28\$ E28 USP= S12 UOP= S8 E12 N8 W12\$ E12 N12 W12\$ E12 N27\$.

LAND DESCRIPTION										TOTAL OB/XF										0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV