

COMM NW COR OF SW1/4, S 260 FT F  
 FT, S 33 DEG E 599 FT, S 56 DEG  
 33 DEG W 299 FT, N 563.33 FT TO

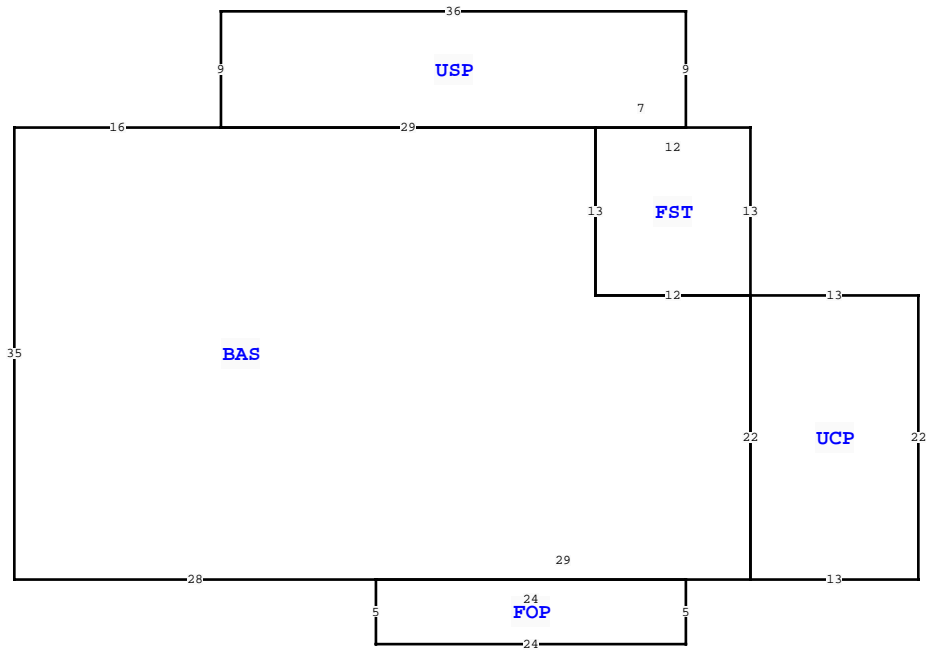
RUSSELL GEORGE M/RUSSELL WENDY P  
 203 SW SPARTAN LN  
 LAKE CITY, FL 32025

**2026**

21-4S-17-08641-004

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	04	PLYWOOD	100
Interior Floor	06	VINYL ASB	100
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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,839	100	
FOP	120	30	
FST	156	55	
UCP	286	20	
USP	324	35	
TOTALS	2,725		

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%	- 2020		250,030	1981	1981	0	0	0	35.00	65.00	
Heated Area: 1839 HX Base Yr 2020													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			247,899
TOTAL MARKET OB/XF VALUE			12,900
TOTAL LAND VALUE - MARKET			88,200
TOTAL MARKET VALUE			348,999
SOH/AGL Deduction			104,158
ASSESSED VALUE			244,841
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			193,430
TOTAL JUST VALUE			348,999
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,919
SALE:1:1: 8.86 AC PLUS IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
39008	M H	0	12/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0539	11/14/2019	QC	U	I	11	100
GRANTOR: GEORGE W RUSSELL						
GRANTEE: GEORGE M & WENDY P						
1395/1132	9/27/2019	QC	U	I	11	0
GRANTOR: GEORGE W RUSSELL						
GRANTEE: GEORGE M & WENDY P						

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	0030	BARN,MT	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	100	
4	9945	Well/Sept	0	0	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
5	0031	BARN,MT AE	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	4,200	

TOTAL OB/XF														12,900										
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
1	0100	C	SFR	100		A-1	0.00	0.00	7.40	AC		1.00	1.00	1.00	10,500.00	10,500.00	77,700							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,500.00	10,500.00	10,500							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 S35 E28 FOP= S5 E24N5 W24\$ E29 UCP= E13 N22 W13 S22\$ N22 FST= N13 W12 S13 E12\$ W12 N13 USP= E7 N9 W36 S9 E29\$ W29\$.													

