

BEG NE COR OF NE1/4 OF SE1/4, RU
W 420 FT, S 210 FT, W 905.18 FT,
FT, E 1324.98 FT TO POB.

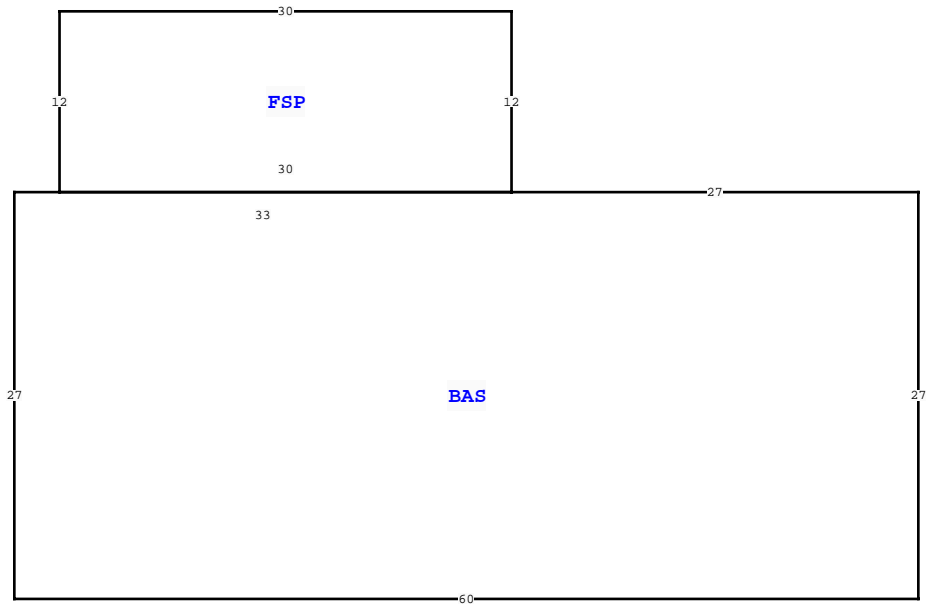
FRITZ RUSSELL C
187 SW LAZY ACRES CT
FORT WHITE, FL 32038

2026

25-6S-16-03938-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	02
NEIGHBORHOOD/LOC	25616.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,620	100
FSP	360	40
TOTALS	1,980	1,764

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,764	117.0000	70.20	123,833	1996	1996	0	0	60.00	40.00		
1 MOBILE HME 0% - 2022 Heated Area: 1620 HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	49,533	
TOTAL MARKET OB/XF VALUE	52,715	
TOTAL LAND VALUE - MARKET	211,610	
TOTAL MARKET VALUE	117,462	
SOH/AGL Deduction	0	
ASSESSED VALUE	117,462	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	117,462	
TOTAL JUST VALUE	313,858	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	208,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38118	M H	325	05/15/2019
29941	M H	560	01/17/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/1415	3/06/2026	QC	U	I	11	20,000
GRANTOR: GREEN RUSSELL WILLIAM						
GRANTEE: FL TAP LLC						
1342/0915	7/10/2017	WD	U	I	11	100
GRANTOR: RUSSELL C & LOIS G FR						
GRANTEE: RUSSELL C & LOIS G						

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	0020	BARN,FR	0	0	30	32	960.00	UT	5.44	40	0	0	3	40	2,089	
2	0120	CLFENCE 4	0	0	0	0	170.00	UT	5.50	100	2010	2010	3	100	935	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	100	2010	2010	3	100	1,500	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	100	2010	2010	3	100	1,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2010	2010	3	100	800	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
8	0261	PRCH, UOP	0	0	12	24	288.00	UT	7.00	70	2010	2010	3	70	1,411	
9	0252	LEAN-TO W/	0	0	10	30	300.00	UT	1.50	100	2010	2010	3	100	450	
10	0060	CARPORT F	0	0	20	20	400.00	UT	3.50	60	2010	2010	3	60	840	

TOTAL OB/XF													
23,025													
185 SW LAZY ACRES CT, FORT WHITE													
BLD DATE		LGL DATE		05/07/2026		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W27 FSP= N12 W30 S12 E30\$ W33 S27 E60 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	29.23	AC		1.00	1.00	1.00	281.00	281.00	8,214							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.23	AC		1.00	1.00	1.00	7,000.00	7,000.00	204,610							

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REVIEW DATE 06/02/2026 BY AJ Total Acres: 30.23 Total Land Value: 15,214 Market: 204,610 Agricultural: 8,214 Common: 7,000 PRINTED 06/11/2026 BY SYS																																																																					