

LOT 2 MAX RAVNDAL S/D UNREC: COM  
W 1114.22 FT, S 193.91 FT, NE 50  
CONT E 142.79 FT, SE ALONG CURVE

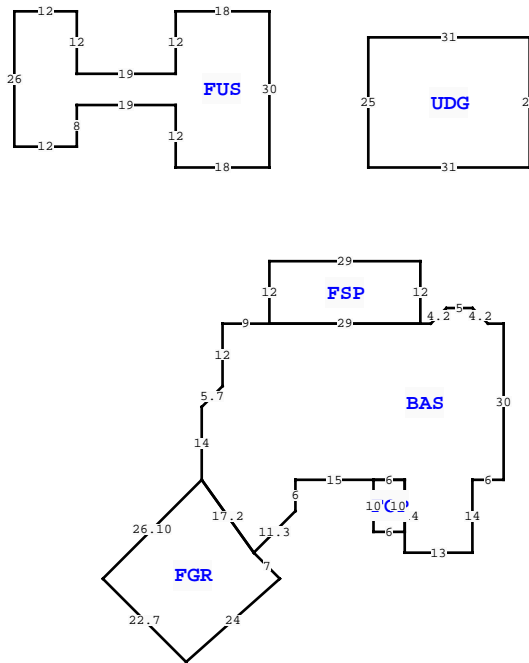
RUSSELL ALVIN  
246 NW SECLUDED GLN  
LAKE CITY, FL 32055

2026

26-3S-16-02305-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	01	NONE	100
Stories		2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	02	02	100
Quality	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,040	100	
FGR	585	55	
FOP	60	30	
FSP	348	40	
FUS	966	100	
UDG	775	55	
TOTALS	4,774		

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%	- 2023	208.10	813,879	1998	1998	0	0	27.00	73.00
			Heated Area: 3006			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		594,132	
TOTAL MARKET OB/XF VALUE		5,259	
TOTAL LAND VALUE - MARKET		89,440	
TOTAL MARKET VALUE		688,831	
SOH/AGL Deduction		8,659	
ASSESSED VALUE		680,172	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		623,761	
TOTAL JUST VALUE		688,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		696,969	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052415	Roof Replacement	40,000	02/21/2025
000043772	Roof Replacement	18,000	02/23/2022
13334	SFR	425	11/21/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1809	12/14/2022	PB	U	I	14	100

GRANTOR: RUSSELL ALVIN  
GRANTEE: RUSSELL ALVIN (ENH)  
1463/1983 4/01/2022 WD Q I 01 647,500  
GRANTOR: NELSON STEVEN M  
GRANTEE: RUSSELL ALVIN

BUILDING NOTES	
<p>BAS=[ORIG=0,0] W9 S12 D4L4 S14 D14R10 U8R8 N6 E15 E6 S14 E13 N14 E6 N30 W3 U3L3 W5 D3L3 W2 W29 \$            FUS=[ORIG=0,-30] N30 W18 S12 W19 N12 W12 S26 E12 N8 E19 S12 E18 \$            UDG=[ORIG=50,-30] N25 W31 S25 E31 \$            FGR=[ORIG=-13,30] D19L19 D16R16 U16R18 U5L5 U14L10 \$            FSP=[ORIG=29,0] N12 W29 S12 E29 \$            FOP=[ORIG=20,30] S10 E6 N10 W6 \$</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	0166	CONC,PAVMT	0	100	0	0	1,006.00	UT	1.50	1.50	100	1998	1998	3	100	1,509	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1998	1998	3	100	2,750	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

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	0100	C	SFR	100		00	0.00	0.00	11.18	AC		1.00	1.00	1.00	8,000.00	8,000.00	89,440							