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

2027

26-3S-16-02305-102

BUILDING CHARACTERISTICS

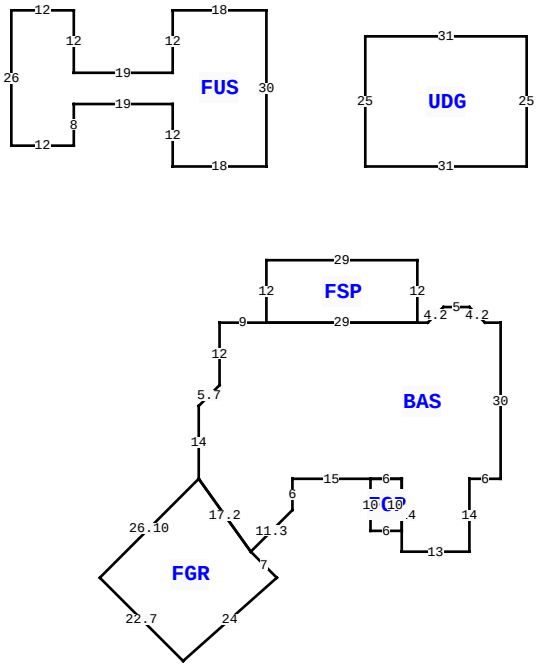
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	304,378
FGR	585	55		322	48,044
FOP	60	30		18	2,686
FSP	348	40		139	20,739
FUS	966	100		966	144,132
UDG	775	55		426	63,561
TOTALS	4,774			3,911	583,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,911	185.8072	204.39	799,369	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2023 Heated Area: 3006 HX Base Yr 2023



246 NW SECLUDED GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		583,539
TOTAL MARKET OB/XF VALUE		5,259
TOTAL LAND VALUE - MARKET		89,440
TOTAL MARKET VALUE		678,238
SOH/AGL Deduction		0
ASSESSED VALUE		678,238
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		621,827
TOTAL JUST VALUE		678,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,831

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

BUILDING DIMENSIONS

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,259

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 04/14/2025 BY chuck Total Acres: 11.18 Total Land Value: 89,440 Market: 0 Agricultural: 0 Common: 89,440 PRINTED 11/17/2026 BY SYS