

COMM SW COR OF NE1/4 OF SW1/4,  
 RUN E 286.94 FT TO E R/W OF  
 A CO RD, SW ALONG R/W 27.74

NORTH RUSSELL J  
 347 NW STREAMSIDE CT  
 LAKE CITY, FL 32055

**2026**

31-3S-17-06262-010  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 22,034 TOTAL MARKET VALUE 22,034 SOH/AGL Deduction 9,915 ASSESSED VALUE 12,119 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,119 TOTAL JUST VALUE 22,034 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,017															
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		31317.00 1.00/																		SALES DATA																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number				DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE			
																														0934/0371	8/29/2001	WD	Q	V	01	7,500	
GRANTOR: DANIEL CRAPPS																																					
GRANTEE: J RUSSELL NORTH (PA																																					
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/12/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>																										BLD DATE		LGL DATE		XF DATE		LAND DATE	05/12/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																																			
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TOTALS																																					
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																			
LAND DESCRIPTION																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	1000	C	VACANT COMME			0		CG	0.00	0.00	11,017.00	SF		1.00	1.00	1.00	2.00	2.00	22,034																		
REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.25 Total Land Value: 22,034 Market: 0 Agricultural: 0 Common: 22,034 PRINTED 06/22/2026 BY SYS																																					