

COMM SW COR OF NW1/4, RUN E  
 1352.52 FT FOR POB, N 345.73  
 FT, NW 10.08 FT, NE 628.08 FT,

NORTH JOHN RUSSELL TRUSTEE  
 347 NW STREAMSIDE CT  
 LAKE CITY, FL 32055

2026

34-3S-16-02461-003



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: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,188 TOTAL MARKET VALUE 1,188 SOH/AGL Deduction 0 ASSESSED VALUE 1,188 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,188 TOTAL JUST VALUE 1,188 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,188 SALE:1:1: 39.19 AC											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0816/2418 1/30/1996 WD Q V 215,600 GRANTOR: FRANK M BELL III GRANTEE: JOHN RUSSELL NORTH											
TOTALS										BLD DATE		LGL DATE		06/23/2021 MLU																	
EXTRA FEATURES										XF DATE		LAND DATE																			
INC DATE										AG DATE																					
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9601	C	RETENTION AR	0		A-1	0.00	0.00	6.79	AC		1.00	1.00	1.00	175.00	175.00	1,188														
REVIEW DATE 06/07/2023 BY ks Total Acres: 6.79 Total Land Value: 1,188 Market: 0 Agricultural: 0 Common: 1,188 PRINTED 06/19/2026 BY SYS																															