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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9601	RETENTION AREA	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 05/08/2026 BY SYS