

LOT 33 SUWANNEE HIGHLANDS S/D.
361-30, DC 748-1632, QC 1319-352

ROYAL TWANDA RUSSELL
5151 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2023

16-2S-16-01631-033

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

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STANDARD

Tax Group: 3
VALUATION BY Tax Dist: 84,283

TOTAL MARKET VALUE 8,300

TOTAL LAND VALUE - MARKET 93,014

TOTAL MARKET VALUE 33,342

SOHJAGL Deduction 59,672

ASSESSED VALUE 34,672

TOTAL EXEMPTION VALUE 25,000

BASE TAXABLE VALUE 93,014

TOTAL JUST VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD TYPE Q V RSN SALE

Number DATE INST U I CD PRICE

1435/1684 4/20/2021 WD U I 11 1,571

GRANTOR: RUSSELL MARY E

GRANTEE: ROYAL TWANDA RUSSELL

1319/0352 7/25/2016 QC U I 11 100

GRANTOR: MARY E RUSSELL

GRANTEE: MARY E RUSSELL & TW

BUILDING NOTES

BAS= W30 S24 E34 F0E= S4 E22N4 W22S E22 N17 UST= N7 W2

N12W24S12 E14 S7 E12S W12 N7 W14S.

BUILDING DIMENSIONS

OTHER ADJUSTMENTS

YEAR DENSITY DECL FRZ YR CONSV

REVIEW DATE 04/04/2018 BY KRBC Total Acres: 1.00 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 10/26/2022

MARKET ADJUSTMENTS

TYPE	MKT	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVB	ECON	FNCT	NORM	% COND
0100	01	1,453	107,5140	89.24	129,666	1976	1976	0	0	0	35.00
HX Base Yr											

1 SINGLE FAM - 100% - 0



CD	CONSTRUCTION	TYPE	MKT	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVB	ECON	FNCT	NORM	% COND
01	1.100	Architectural	05	CONV	100	0	100	0	0	0	0	0	0
02	0.100	Condition Adj	03	03	100	0	100	0	0	0	0	0	0
03	01	Kitchen Adj	01	01	100	0	100	0	0	0	0	0	0

Basement

Front Porch

Underground Storage Tank

Basement

Front Porch

Underground Storage Tank

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Front Porch

Underground Storage Tank

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