

COMM SE COR OF SW1/4 OF NW1/4, R
FT FOR POB, CONT N 344.65 FT, S
354.10 FT, S 31 DEG E 55 FT, S 8

RUSSELL JOSHUA J
452 SE FRITZI CT
LAKE CITY, FL 32025

2022

03-4S-17-07487-001



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	12	HARDWOOD 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD	3417.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	162,590
FGR	601	55	331	25,999
FOP	296	30	89	6,990
FSP	520	40	208	16,338
FUS	1,893	100	1,893	148,687
TOTALS	5,380		4,591	360,603

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	2,044.00	UT	2.00
2	0119	MASONRY WA	0	0	5	173	865.00	UT	5.00
3	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00
4	0200	GARAGE F	0	0	40	50	2,000.00	UT	10.00
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	SFR	0		A-1	0.00	0.00	8.40	AC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,591	129.2884	96.97	445,189	2002	2002	0	0	0	19.00	81.00
1 SINGLE FAM - 0% - 2022												
HX Base Yr												

452 SE FRITZI Ct, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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
1	0166	CONC, PAVMT	0	0	0	0	2,044.00	UT	2.00	2.00	100	2002	2002	3	100	4,088	
2	0119	MASONRY WA	0	0	5	173	865.00	UT	5.00	5.00	50	2002	2002	3	50	2,163	
3	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	2002	2002	3	100	2,750	
4	0200	GARAGE F	0	0	40	50	2,000.00	UT	10.00	10.00	100	2012	2012	3	100	20,000	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF													29,401	
E	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	0.00	0.00	8.40	AC		1.00	1.00	0.70	5,600.00	3,920.00	32,928			

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												2
VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 2												Tax Dist:
BUILDING MARKET VALUE												360,603
TOTAL MARKET OB/XF VALUE												29,401
TOTAL LAND VALUE - MARKET												32,928
TOTAL MARKET VALUE												422,932
SOH/AGL Deduction												0
ASSESSED VALUE												422,932
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												422,932
TOTAL JUST VALUE												422,932
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												335,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1440/157	6/14/2021	WD	Q	I	01	550,000	
GRANTOR: LIBASCI TIFFANY ANNE							
GRANTEE: RUSSELL JOSHUA J							
1430/1868	2/04/2021	QC	U	I	11	100	
GRANTOR: LIBASCI ANTHONY							
GRANTEE: LIBASCI TIFFANY ANN							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] N39 W37 S19 S13 W31 S22 E23 N2 N13 E11 S5 D3R5 U3R5 N5 E24 \$									
FUS=[ORIG=50,-60] N39 W37 S19 W9 N10 W12 S10 W6 S6 E6 S14 E12 N14 E9 S14 E37 \$									
FGR=[ORIG=-37,-20] W2 N10 W25 S23 E27 N13 \$									
FSP=[ORIG=-45,13] E45 N13 W24 S5 D3L5 U3L5 N5 W11 S13 \$									
FOP=[ORIG=0,-39] N8 W37 S8 E37 \$									