NE DIV: LOTS 3, 4, 7 & 8 BLOCK
2 WASHINGTON PARK S/D.

STEPHENS CYNTHIA
P O BOX 3336
LAKE CITY, FL 32056-3336

2025

00-00-00-10767-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

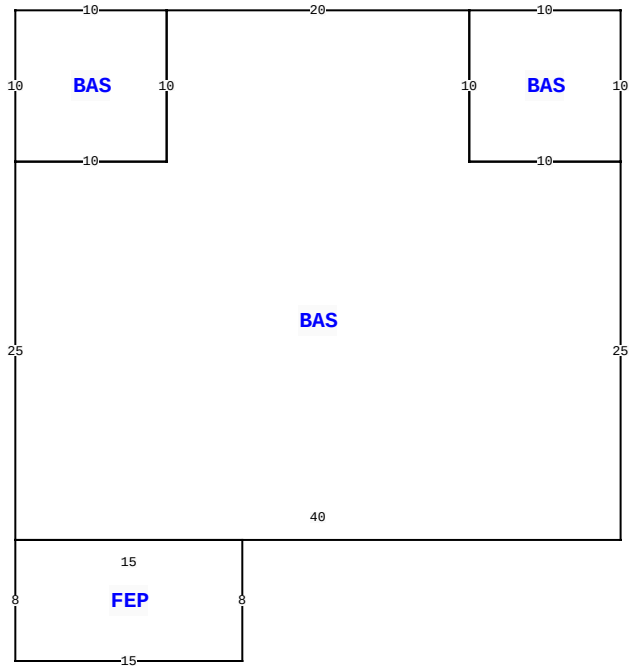
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	5,026
BAS	100	100		100	5,026
BAS	1,200	100		1,200	60,317
FEP	120	80		96	4,825
TOTALS	1,520			1,496	75,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	81.6000	91.39	136,719	1850	1850	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2005 Heated Area: 1400 HX Base Yr 2005



722 NE MARY ROBBINS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		75,195
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		4,951
TOTAL MARKET VALUE		82,146
SOH/AGL Deduction		29,449
ASSESSED VALUE		52,697
TOTAL EXEMPTION VALUE	HX HB	27,697
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0985/2077	5/23/2003	WD	Q	I		17,000
GRANTOR: ANNIE BELL HIGHTOWER						
GRANTEE: CYNTHIA STEPHENS						
0985/0196	5/19/2003	RE	Q	V	01	0
GRANTOR: COURT ORDER OF ADMINS						
GRANTEE: ANNIE BELL HIGHTOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= W10 S10 E10 N10$ S10 W10 S25 FEP= S8 E15 N8 W15$ E40 N25BAS= N10 W10 S10 E10$ W10 N10$.

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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		00	0.00	0.00	23,298.00	SF		1.00	1.00	0.85	0.25	0.21	4,951							

REVIEW DATE 09/21/2015 BY DF Total Acres: 0.53 Total Land Value: 4,951 Market: 0 Agricultural: 0 Common: 4,951 PRINTED 08/28/2025 BY SYS