NE DIV: BEG SW COR OF N1/2, RUN
E 210 FT, S 50 FT, W 210 FT TO P
BLOCK 58.

ROBINSON GWENDOLYN J
165 NE MONTANA ST
LAKE CITY, FL 32055

2026

00-00-00-11054-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

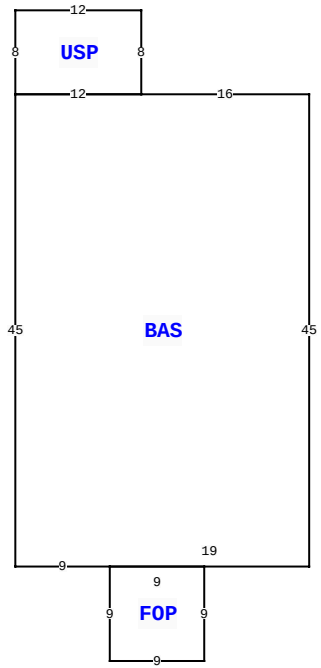
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
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	1,260	100		1,260	44,331
FOP	81	30		24	844
USP	96	35		34	1,196
TOTALS	1,437			1,318	46,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	57.1200	63.97	84,312	1959	1959	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1260 HX Base Yr



921 NE CATAWBA AVE, 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	46,372
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	5,225
TOTAL MARKET VALUE	52,397
SOH/AGL Deduction	0
ASSESSED VALUE	52,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,397
TOTAL JUST VALUE	52,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,397

LAND:1:2: ASSESSMENT FOR PREVIOUS YEARS

LAND:1:1: THERE WAS AN APPARENT ERROR IN ACREAGES

SALE:1:1: .70 DOC STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0825/0866	3/08/1996	WD	Q	I	02	0

GRANTOR: ADRANA JONES

GRANTEE: GWENDOLYN ROBINSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 USP= N8 W12 S8 E12$W12 S45 E9 FOP= S9 E9 N9 W9$ E19N45$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		*RSF	-350.00	220.00	11,000.00	SF		1.00	1.00	0.95	0.50	0.48	5,225							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.25 Total Land Value: 5,225 Market: 0 Agricultural: 0 Common: 5,225 PRINTED 11/18/2025 BY SYS