

COMM NW COR OF SW1/4 OF NE1/4,
RUN E 160.72 FT TO A CO GRD RD
FOR POB, RUN E 557.97 FT, S

THOMAS ROBIN
555 NW LOWER SPRINGS RD
LAKE CITY, FL 32055-7075

2026

01-3S-15-00128-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																																																						
Exterior Wall	06	BD/BATTEN 100	0100	01	930	88.9200	99.59	92,619	1983	1983	0	0	0	35.00	65.00	VALUATION SUMMARY																																																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2012													Heated Area: 784													HX Base Yr 2012																																								
Roof Cover	12	MODULAR MT 100	UST BAS UOP																										VALUATION BY													STANDARD																											
Interior Wall	02	WALL BD/WD 100																											Tax Group: 3													Tax Dist:																											
Interior Floop	06	VINYL ASB 100																											BUILDING MARKET VALUE													60,202																											
Air Condition	03	CENTRAL 100																											TOTAL MARKET OB/XF VALUE													8,900																											
Heating Type	04	AIR DUCTED 100																											TOTAL LAND VALUE - MARKET													33,120																											
Bedrooms	3	100																											TOTAL MARKET VALUE													102,222																											
Bathrooms	1	100																											SOH/AGL Deduction													47,400																											
Frame	01	NONE 100																											ASSESSED VALUE													54,822																											
Stories	1.	1. 100																											TOTAL EXEMPTION VALUE													HX HB 25,535																											
Architectual	05	CONV 100																											BASE TAXABLE VALUE													29,287																											
Units	0	100	TOTAL JUST VALUE													102,222																																																					
Condition Adj	03	03 100	NCON VALUE													0																																																					
Kitchen Adjus	01	01 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 102,222																																																					
Quality 03 03			DOR CODE 0100 SINGLE FAMILY			MAP NUM			MKT AREA			01			SALE:1:1: PROP SETTLEMENT																																																						
NEIGHBORHOOD/LOC 1315.00 1.00/			PERMIT NUM													DESCRIPTION													AMT													ISSUED																											
AREA TYPE			TOTAL GROSS AREA			PCT OF BASE			YEAR			TOT ADJ AREA			SUBAREA MARKET VALUE			17718													M H													125													12/06/2000												
BAS 784 100			784			50,751																																																															
UOP 224 20			45			2,913																																																															
UST 224 45			101			6,538																																																															
TOTALS 1,232			930			60,202																																																															
EXTRA FEATURES			555 NW LOWER SPRINGS RD, LAKE CITY													BLD DATE													LGL DATE													04/07/2025 MLU																											
																XF DATE													LAND DATE																																								
																INC 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 0070			CARPORT UF			0 100			0 0			1.00			UT 0.00			0.00			100			2016			2016			3			100			900																																	
2 9945			Well/Sept			0 0			0 0			1.00			UT 7,000.00			7,000.00			100									3			100			7,000																																	
3 0296			SHED METAL			0 100			0 0			1.00			UT 0.00			0.00			100			2016			2016			3			100			600																																	
4 0252			LEAN-TO W/			0 100			0 0			1.00			UT 400.00			400.00			100			2023			2022			1			100			400																																	