LOT 7 MARION PLACE S/D BLOCK B P
WD 1032-647, WD 1289-256, DC 142

**ROBBINS-DEFRISE GLORIA**
116 SE WILLOW DR
LAKE CITY, FL 32025

**2026**

**05-4S-17-07610-357**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

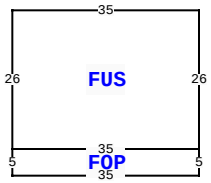
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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/LOC | 5417.00 | 1.00/ |

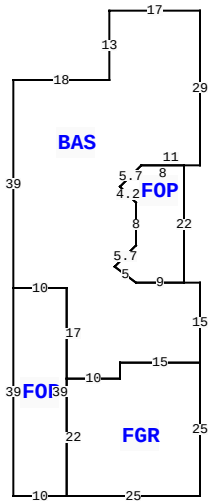
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,680 | 100 | | 1,680 | 187,732 |
| FGR | 595 | 55 | | 327 | 36,541 |
| FOP | 175 | 30 | | 52 | 5,810 |
| FOP | 221 | 30 | | 66 | 7,375 |
| FOP | 390 | 30 | | 117 | 13,075 |
| FUS | 910 | 100 | | 910 | 101,689 |
| TOTALS | 3,971 | | | 3,152 | 352,222 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,152 | 126.2940 | 141.45 | 445,850 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 2590 HX Base Yr




1833 SW PALOMA CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

### 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 | 0 | 0 | 0 | 668.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,336 | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 352,222 |
| TOTAL MARKET OB/XF VALUE | 1,336 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 372,058 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 372,058 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 372,058 |
| TOTAL JUST VALUE | 372,058 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 376,516 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044591 | Roof Replacement | 14,300 | 06/02/2022 |
| 2947 | SFR | 604 | 05/19/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1289/0256 | 2/09/2015 | WD | Q | I | 01 | 315,000 |
| GRANTOR: PAMELA A KAHLICH | | | | | | |
| GRANTEE: GLORIA ROBBINS-DEFR | | | | | | |
| 1032/0647 | 12/01/2004 | WD | Q | I | | 223,500 |
| GRANTOR: COLUMBIA INVESTORS | | | | | | |
| GRANTEE: PAMELA A KAHLICH | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W17 S13 W18 S39 FOP= S39 E10 N39 W10$ E10 S17 FGR= S22 E25 N25 W15 S3 W10$ E10 N3 E15 N15 W3 FOP= N22 W8 L4 D4 D3 R3 S8 L4 D4 D3 R4 E9$ W9 L4 U3 U4 R4 N8 L3 U3 U4 R4 E11 N29$ PTR= E40 FOP= E35 N5 FUS= N26 W35 S26 E35 $ W35 S5$ W40$.

### LAND DESCRIPTION

TOTAL OB/XF 1,336

| 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 | | | 42.00 | 104.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 09/30/2016 BY DF Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS