

LOT 4 BLOCK 18 LAKE FOREST S/D U
465-593, 746-1428, LE 881-1072,

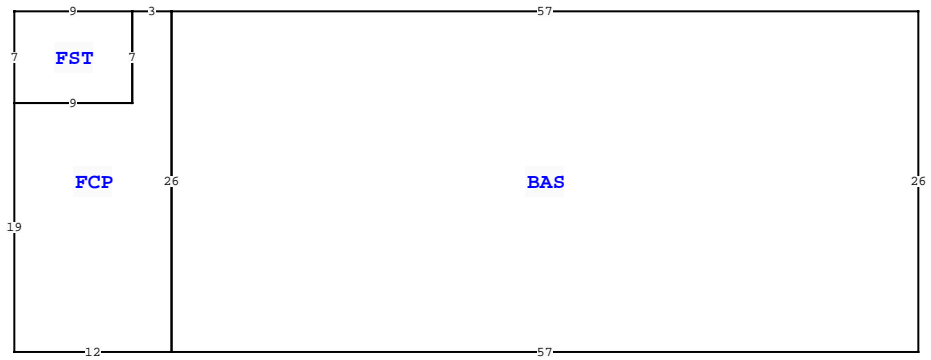
ROBERSON ZACHARY S
1221 SW MCFARLANE AVE
LAKE CITY, FL 32025

2025

06-4S-17-07946-000
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,579	128.2050	143.59	226,729	1968	2010	0	0	14.00	86.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 1482 HX Base Yr 2023													



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		194,987
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		215,887
SOH/AGL Deduction		12,474
ASSESSED VALUE		203,413
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,691
TOTAL JUST VALUE		215,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,832

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	6417.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	183,008
FCP	249	25		62	7,657
FST	63	55		35	4,322
TOTALS	1,794			1,579	194,987

SALES DATA													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1457/737	1/18/2022	WD	Q	I	01	195,000							
GRANTOR: ESTY MATTHEW													
GRANTEE: ROBERSON ZACHARY S													
1341/2302	7/31/2017	WD	Q	I	01	125,000							
GRANTOR: DAVID E & KERYN L BRE													
GRANTEE: MATTHEW ESTY													

EXTRA FEATURES																
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	100	0	0	1.00	UT	0.00	100	0	0	3	100	150	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	50	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	100	1993	1993	3	100	1,200	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	800	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W57 FCP= W3 FST= W9 S7E9 N7\$ S7 W9 S19 E12 N26\$ S26 E57 N26\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSF	225.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF													
2,400													