W1/2 OF SW1/4, & SW1/4 OF NW
1/4 LYING S OF CR-240, EX .40
AC DESC ORB 700-677, 637-798

ROBINSON R SAM/ROBINSON JUDY
1563 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2025

09-5S-17-09172-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

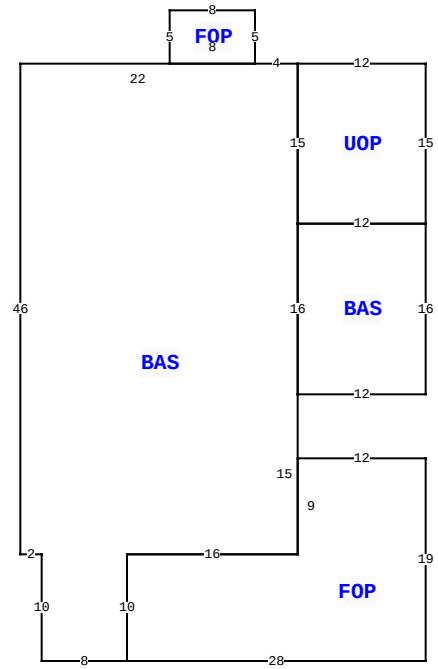
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	11,197
BAS	1,276	100		1,276	74,414
FOP	40	30		12	700
FOP	388	30		116	6,765
UOP	180	20		36	2,100
TOTALS	2,076			1,632	95,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,632	83.0768	89.72	146,423	1931	1965	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1468 HX Base Yr



1563 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,175
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	322,425
TOTAL MARKET VALUE	126,554
SOH/AGL Deduction	47,646
ASSESSED VALUE	78,908
TOTAL EXEMPTION VALUE	HX HB 48,584
BASE TAXABLE VALUE	30,324
TOTAL JUST VALUE	425,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17018	PUMP/UTPOL	30	05/26/2000
12391	ADDN SFR	55	04/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0686/0666	5/26/1989	WD	U	I		100,000

GRANTOR: LAMB
GRANTEE: ROBINSON R SAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FOP= N5 W8 S5 E8 $ W22 S46 E2 S10 E8 FOP= E28 N19 W12 S9 W16 S10$ N10 E16 N15 BAS= E12 N16 W12 S16$ N16UOP= E12 N15 W12 S15$ N15$.

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	0020	BARN,FR	0	100	55	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	70.65	AC		1.00	1.00	1.00	275.00	275.00	19,429							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	70.65	AC		1.00	1.00	1.00	4,500.00	4,500.00	317,925							

REVIEW DATE 03/05/2020 BY BC Total Acres: 71.65 Total Land Value: 23,929 Market: 317,925 Agricultural: 19,429 Common: 4,500 PRINTED 04/23/2025 BY SYS