

LOT 3 BLK A WOODCREST S/D.
825-1230, 897-669, WD 1522-91,

KENDRON JOHN J
PO BOX 3422
LAKE CITY, FL 32056

2026

11-4S-16-02905-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM	MKT AREA	06
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NEIGHBORHOOD/LOC	11416.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	154,710
FGR	420	55		231	22,968
FOP	30	30		9	895
UOP	168	20		34	3,380
TOTALS	2,174			1,830	181,954

EXTRA FEATURES					
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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		841.00	UT 1.50	1.50	100	1995	1995	3	100	1,262
2	0169	FENCE/WOOD	0	100	64	8		512.00	UT 7.50	7.50	75	1995	1995	3	75	2,880
3	0294	SHED WOOD/	0	100	10	16		160.00	UT 12.00	12.00	70	2009	2009	3	70	1,344
4	0296	SHED METAL	0	100	10	24		240.00	UT 11.00	11.00	70	2009	2009	3	70	1,848
5	0252	LEAN-TO W/	0	100	15	24		360.00	UT 2.00	2.00	100	2009	2009	3	100	720

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE	11/15/2024	BY	TP
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,830113.0920126.66231,7881995200500021.5078.50

1 SINGLE FAM100% - 2026Heated Area: 1556HX Base Yr 2026

136 SW ROBINSON CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																
8,054																

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8,054																

Total Acres: 0.50	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		181,954	
TOTAL MARKET OB/XF VALUE		8,054	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		225,008	
SOH/AGL Deduction		0	
ASSESSED VALUE		225,008	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		174,286	
TOTAL JUST VALUE		225,008	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32140	MAINT/ALTR	0	07/18/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/91	8/23/2024	WD	Q	I	01	289,000
GRANTOR: MOWRY MICHAEL A						
GRANTEE: KENDRON JOHN J						
0897/0669	1/28/2000	WD	Q	I		91,500
GRANTOR: KLUSMEYER						
GRANTEE: MOWRY'S						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W14 U2 L2 W5 L2 D2 W1 UOP= N12 W14 S12 E14\$ W28 S30 E13 FOP= S2 E6 N5 W6 S3\$ N3 E6 S3 E12 FGR= S20 E21 N20W21\$ E21 N30\$.																