LOT 7 BLK A WOODCREST S/D.

819-1611, PB 1050-659, WD 1184-2

ROBERTS KELLI M
226 SW ROBINSON CT
LAKE CITY, FL 32024

2026

11-4S-16-02905-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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

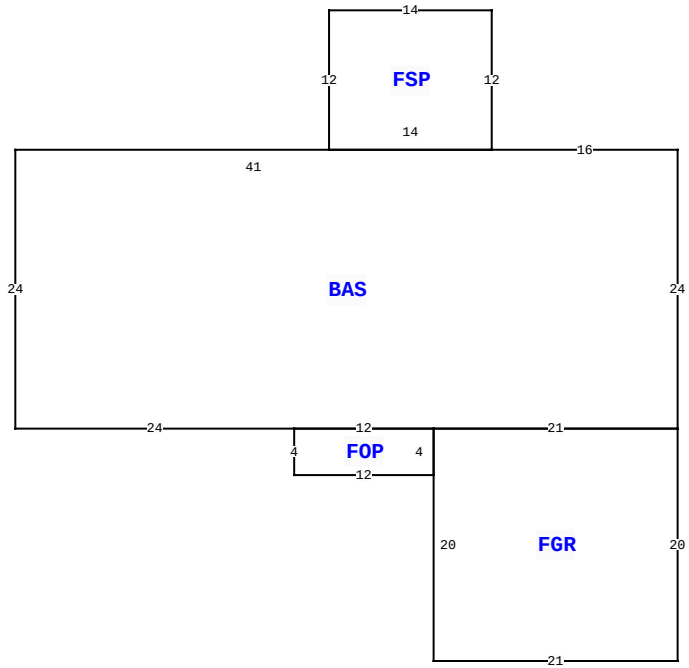
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	166,964
FGR	420	55		231	28,193
FOP	48	30		14	1,709
FSP	168	40		67	8,177
TOTALS	2,004			1,680	205,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	122.1000	136.75	229,740	1996	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2025 Heated Area: 1368 HX Base Yr 2025



226 SW ROBINSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,043
TOTAL MARKET OB/XF VALUE		2,031
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,074
SOH/AGL Deduction		0
ASSESSED VALUE		242,074
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,352
TOTAL JUST VALUE		242,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10644	SFR	230	01/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/686	6/07/2024	WD	Q	I	01	279,000
GRANTOR: SPELL DAVID						
GRANTEE: ROBERTS KELLI M						
1395/1102	9/27/2019	WD	Q	I	01	166,500
GRANTOR: GARY L & TAMARA J HAL						
GRANTEE: DAVID & ALANA A SPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W14 S12 E14$ W41 S24 E24 FOP= S4 E12 N4 W12$ E12 FGR= S20 E21 N20 W21$ E21 N24$.

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	100	0	0	887.00	UT	1.50	1.50	100	1996	1996	3	100	1,331	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1996	1996	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,031

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/12/2024 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS