LOT 8 BLK A WOODCREST S/D.
816-1928, 838-854, 935-1091, 107

GLEASON LORRAIN BREANE
7197 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

11-4S-16-02905-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

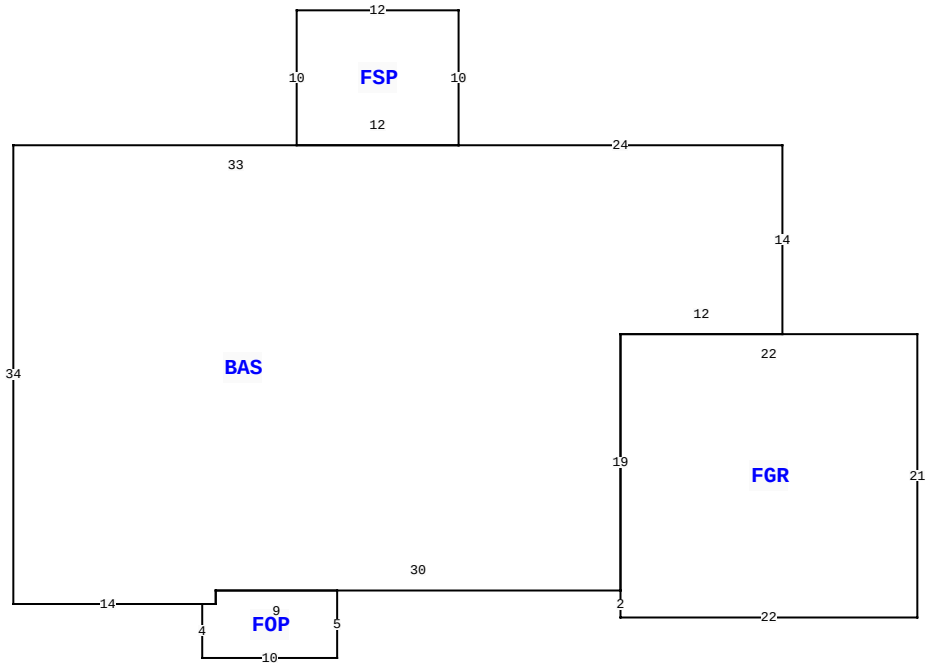
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,668	100		1,668	203,861
FGR	462	55		254	31,044
FOP	49	30		15	1,833
FSP	120	40		48	5,866
TOTALS	2,299			1,985	242,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,985	122.2650	136.94	271,826	1996	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2024 Heated Area: 1668 HX Base Yr 2024



242 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		242,605
TOTAL MARKET OB/XF VALUE		5,774
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,379
SOH/AGL Deduction		0
ASSESSED VALUE		283,379
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,657
TOTAL JUST VALUE		283,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10852	SFR	275	03/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1176	2/01/2022	WD	Q	I	01	235,000
GRANTOR: METCALF MEGAN						
GRANTEE: GLEASON JOSHUA						
1393/2484	9/05/2019	WD	Q	I	01	187,500
GRANTOR: KAREN L SAMPSON						
GRANTEE: MEGAN METCALF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N10 W12 S10 E12$ W33 S34 E14 FOP= S4 E10 N5 W9 S1 W1$ E1 N1 E30 FGR= S2E22 N21 W22 S19$ N19 E12 N14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,216.00	UT	1.50	1.50	100	1996	1996	3	100	1,824	
3	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1996	1996	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950	

LAND DESCRIPTION

TOTAL OB/XF 5,774

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 01/11/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS