LOT 12 BLK A WOODCREST S/D.

880-2427, 924-1, DC 1271-663

JOHNSON SHIRLEY ANN
273 SW ROBINSON CT
LAKE CITY, FL 32024

2026

11-4S-16-02905-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

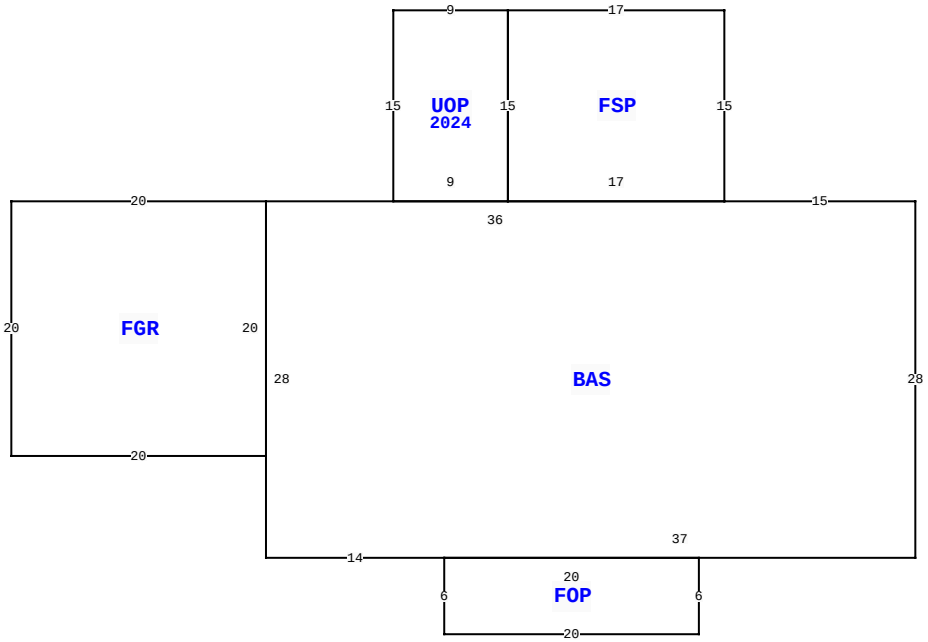
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,428	100		1,428	131,449
FGR	400	55		220	20,251
FOP	120	30		36	3,314
FSP	255	40		102	9,390
UOP	135	20	2024	27	2,486
TOTALS	2,338			1,813	166,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	114.0720	127.76	231,629	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2004 Heated Area: 1428 HX Base Yr 2004



273 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		166,889
TOTAL MARKET OB/XF VALUE		3,719
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		205,608
SOH/AGL Deduction		74,372
ASSESSED VALUE		131,236
TOTAL EXEMPTION VALUE	HX HB WX VX	60,722
BASE TAXABLE VALUE		70,514
TOTAL JUST VALUE		205,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053227	Generator		05/23/2025
15380	SFR	215	04/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0924/0001	3/30/2001	WD	Q	I		91,500
GRANTOR: MICHAEL & TAMELA CLAR						
GRANTEE: LLOYD N JR & SHIRLE						
0880/2427	5/20/1999	WD	Q	V		13,900
GRANTOR: P GIEBEIG						
GRANTEE: M CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W36 S28 E14 E37 N28 $
FGR=[ORIG=-51,0] W20 S20 E20 N20 $
FSP=[ORIG=-15,0] N15 W17 S15 E17 $
FOP=[ORIG=-37,28] S6 E20 N6 W20 $
UOP=[YR=2024;ORIG=-41,-15] E9 S15 W9 N15 $
.

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	879.00	UT	1.50	1.50	100	1999	1999	3	100	1,319	
2	0120	CLFENCE 4	0	100	0	0	450.00	UT	4.50	4.50	100	1999	1999	3	100	2,025	
3	0258	PATIO	0	100	10	15	150.00	UT	2.50	2.50	100	1999	1999	3	100	375	

LAND DESCRIPTION

TOTAL OB/XF 3,719

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/18/2025 BY SYS