LOT 18 BLK A WOODCREST S/D.
842-555, DC 1328-2693, LE 1338-2

ALLEN RICKY/ALLEN TINA
115 SW ROBINSON CT
LAKE CITY, FL 32024

2026

11-4S-16-02905-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

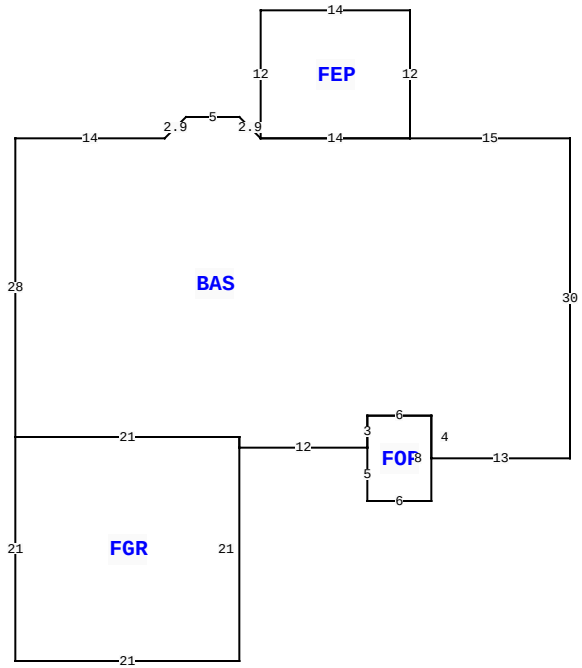
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
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	1,496	100		1,496	160,558
FEP	168	80		134	14,381
FGR	441	55		243	26,080
FOP	48	30		14	1,503
TOTALS	2,153			1,887	202,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,887	137.0893	153.54	289,730	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2021 Heated Area: 1496 HX Base Yr 2021



115 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		202,521
TOTAL MARKET OB/XF VALUE		4,776
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,297
SOH/AGL Deduction		78,264
ASSESSED VALUE		164,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,311
TOTAL JUST VALUE		242,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11558	SFR	280	08/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/2694	9/04/2020	WD	Q	I	01	205,000
GRANTOR: JERRY P WEST						
GRANTEE: RICKY & TINA ALLEN						
1396/1546	10/16/2019	WD	U	I	16	87,500
GRANTOR: EDWARD S HAUCK						
GRANTEE: JERRY P WEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N12 W14 S12 E14$ W14 U2 L2 W5 L2 D2 W14 S28 FGR= S21 E21 N21 W21$E21 S1 E12 FOP= S5 E6 N8 W6 S3$ N3 E6 S4 E13 N30$.

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	1,034.00	UT	1.50	1.50	100	1997	1997	3	100	1,551	
2	0296	SHED METAL	0	100	11	15	165.00	UT	5.00	5.00	100	1997	1997	3	100	825	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,776

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 11/18/2025 BY SYS