LOT 56 WOODCREST S/D UNIT 2.
803-1853, 867-17, WD 1232-878,
WD 1418-1205,

ROBINSON BRODERICK L
P O BOX 153
LAKE CITY, FL 32056

2026

11-4S-16-02905-356

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

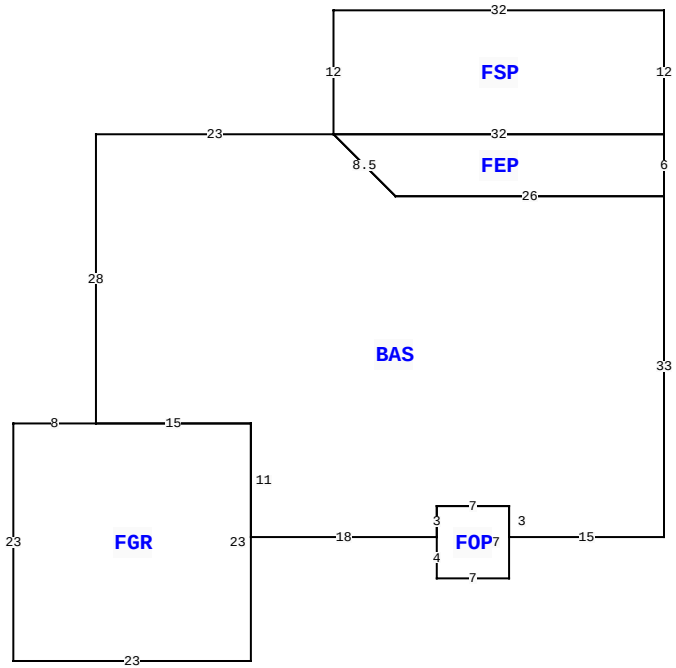
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,785	100		1,785	164,067
FEP	174	80		139	12,776
FGR	529	55		291	26,747
FOP	49	30		15	1,379
FSP	384	40		154	14,155
TOTALS	2,921			2,384	219,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	112.4230	125.91	300,169	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 0% - 2021 Heated Area: 1785 HX Base Yr



119 SW HUNTSVIEW WAY, 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	219,123
TOTAL MARKET OB/XF VALUE	3,659
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	257,782
SOH/AGL Deduction	0
ASSESSED VALUE	257,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,782
TOTAL JUST VALUE	257,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,784

SEE ATTACHMENTS FOR RALPH ADAMS NOTE

PRMT:2:1: SCREENED IN ROOM ADDTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044556	Roof Replacement	17,687	05/27/2022
18197	ADDN SFR	65	04/23/2001
13902	SFR	235	04/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/1205	7/18/2020	WD	Q	I	01	185,000
GRANTOR: RALPH ADAMS & EVA D A						
GRANTEE: BRODERICK L ROBINSO						
1232/0878	3/22/2012	WD	Q	I	01	142,000
GRANTOR: JUANITA M NOBLE TRUST						
GRANTEE: RALPH & EVA D ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S28 E15 S11 E18 N3 E7 S3 E15 N33 W26 U6L6 $
FGR=[ORIG=-23,28] W8 S23 E23 N23 W15 $
FSP=[ORIG=0,0] E32 N12 W32 S12 $
FEP=[ORIG=32,6] N6 W32 D6R6 E26 $
FOP=[ORIG=10,39] S4 E7 N7 W7 S3 $
.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,039.00	UT	1.50	1.50	100	1998	1998	3	100	1,559	
3	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	1998	1998	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 3,659

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY KS Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/31/2025 BY SYS