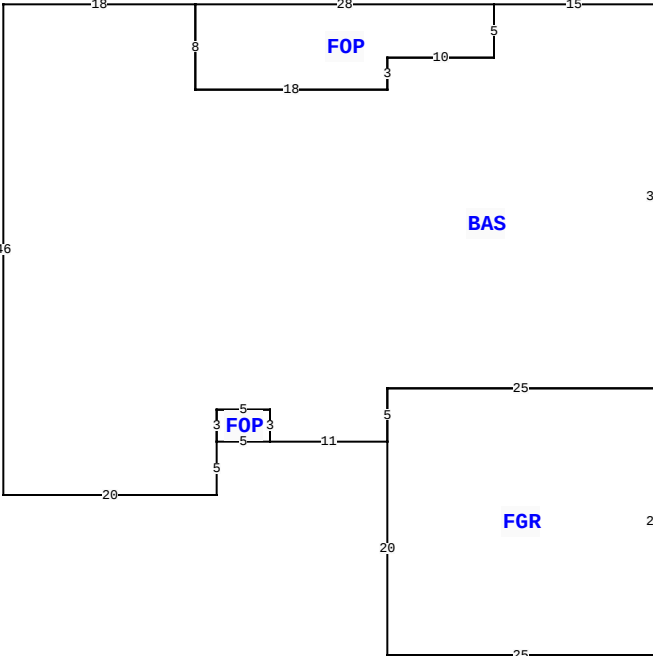


ROBERSON SAM/ROBERSON JOANN
194 NW MARTIN GLN
LAKE CITY, FL 32055

12-2S-16-01600-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		19	COMMON BRK 100							0100	01	2,673	118.1292	132.30	353,638	2008	2008		0	0	17.00	83.00	VALUATION BY STANDARD										
Roof Structure		03	GABLE/HIP 100							2 SINGLE FAM 100% - 2009 Heated Area: 2267 HX Base Yr 2009														Tax Group: 3 Tax Dist:									
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE 293,520									
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE 3,675									
Interior Floor		14	CARPET 80																					TOTAL LAND VALUE - MARKET 92,760									
Interior Floor		15	HARDTILE 20																					TOTAL MARKET VALUE 309,715									
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction 95,303									
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE 214,412									
Bedrooms			3 100																					TOTAL EXEMPTION VALUE HX HB SX 100,722									
Bathrooms			2 100																					BASE TAXABLE VALUE 113,690									
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE 389,895									
Stories		1.	1. 100																					NCON VALUE 0									
Architectural Units		05	CONV 100 0 100							INCOME VALUE																							
										PREVIOUS YEAR MKT VALUE 393,431																							
Quality		06	06																														
DOR CODE		5000 IMPROVED AG																															
MAP NUM												MKT AREA		03																			
NEIGHBORHOOD/LOC		12216.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,267	100		2,267	248,937																												
FGR	625	55		344	37,774																												
FOP	15	30		4	439																												
FOP	194	30		58	6,369																												
TOTALS		3,101			2,673	293,520																											
EXTRA FEATURES						194 NW MARTIN GLN, LAKE CITY														BLD DATE				LGL DATE		04/11/2025		MLU					
																				XF DATE				LAND DATE									
																				INC DATE				AG DATE									
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	0120	CLFENCE	4	0	100	0	0	300.00	UT	4.50		4.50	50	2003	2003	3	50	675															
2	0166	CONC, PAVMT	0	100	0	0		1,970.00	UT	1.50		1.50	100	2008	2008	3	100	1,500															
3	0040	BARN, POLE	0	100	0	0		1.00	UT	0.00		0.00	100	2008	2008	3	100	200															
4	0285	SALVAGE	0	100	0	0		1.00	UT	0.00		0.00	100	2008	2008	3	100	1,000															
5	0285	SALVAGE	0	100	0	0		1.00	UT	0.00		0.00	100	2008	2008	3	100	300															
LAND DESCRIPTION																				TOTAL OB/XF 3,675													
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	1.60	AC		1.00	1.00	1.00	4,500.00	4,500.00	7,200																
2	6200	A	PASTURE	3	0	A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320																
3	9910	M	MKT. VAL. AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	85,500																
REVIEW DATE		04/11/2023		BY		kellen		Total Acres: 20.60		Total Land Value: 12,520		Market: 85,500		Agricultural: 5,320		Common: 7,200		PRINTED 11/19/2025 BY SYS															