COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, N 198 FT, W 293.25 FT,
E 293.31 FT, N 24.82 FT TO POB (

SANTOS ROBERT JOHN
243 SE FOX HALL CT
LAKE CITY, FL 32025

2026

15-4S-17-08358-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

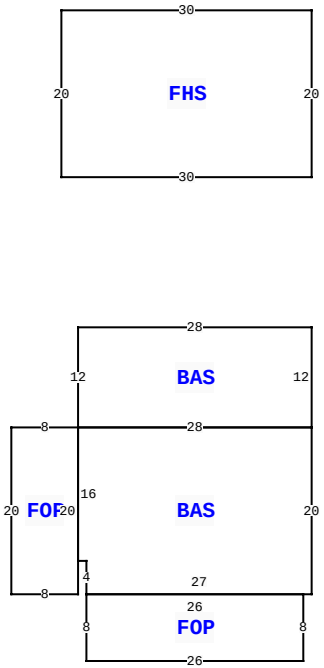
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	25	MOD METAL 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	52,311
BAS	556	100		556	86,562
FHS	600	60		360	56,047
FOP	160	30		48	7,473
FOP	208	30		62	9,652
TOTALS	1,860			1,362	212,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	146.9068	164.54	224,103	1988	2020	0	0	0	5.38	94.62

1 SINGLE FAM 100% - 2023 Heated Area: 1492 HX Base Yr 2023



243 SE FOX HALL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,046
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		240,146
SOH/AGL Deduction		35,775
ASSESSED VALUE		204,371
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		148,649
TOTAL JUST VALUE		240,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043759	Electrical Servic	0	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/45	2/25/2025	LE	U	I	14	100
GRANTOR: SANTOS ROBERT JOHN						
GRANTEE: SANTOS ROBERT JOHN						
1465/2182	4/04/2022	WD	Q	I	01	290,000
GRANTOR: LAPPIN ROSE						
GRANTEE: SANTOS ROBERT JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

FHS=[ORIG=0,-30] N20 W30 S20 E30 $
BAS=[ORIG=0,0] W28 S16 E1 S4 E27 N20 $
BAS=[ORIG=0,0] N12 W28 S12 E28 $
FOP=[ORIG=-27,20] S8 E26 N8 W26 $
FOP=[ORIG=-28,0] W8 S20 E8 N20 $
PTR=[ORIG=0,0] N30 S30 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0030	BARN,MT	0	100	20	23	1.00	UT	0.00	0.00	100	2004	2004	3	100	5,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							

REVIEW DATE 05/05/2022 BY RP Total Acres: 1.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS