THE W 600 FT OF S1/2 OF S1/2 OF SE1/4 OF NE1/4 AS LIES E OF US-441.

ROBINSON EDWARD L/SHANNON ROBINSON OTT
113 NE WILD HORSES GLN
LAKE CITY, FL 32055

2026

17-2S-17-04722-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

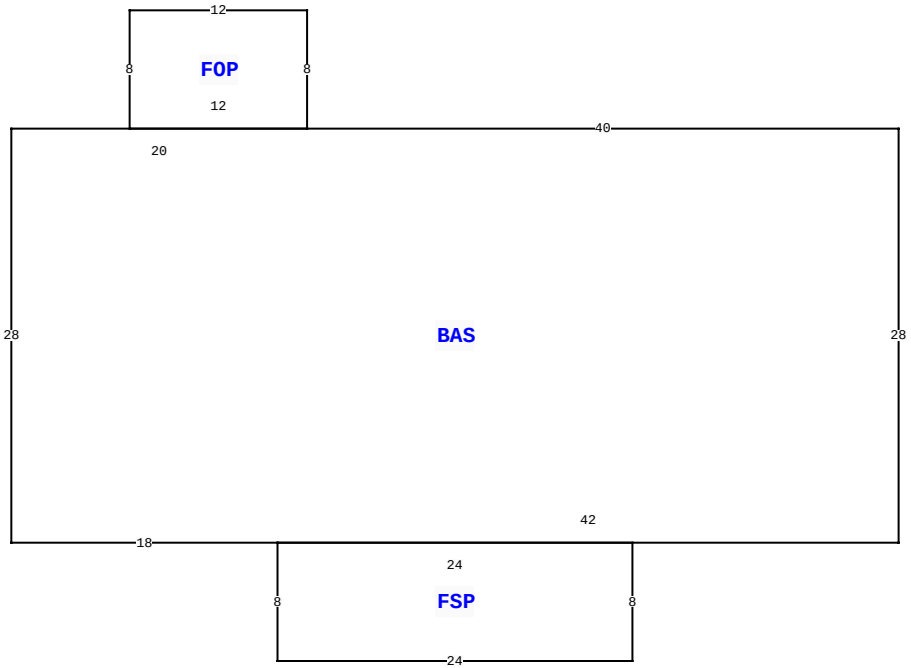
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	126,814
FOP	96	30		29	2,189
FSP	192	40		77	5,812
TOTALS	1,968			1,786	134,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	103.6840	116.13	207,408	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1680 HX Base Yr 2000



111 NE WILD HORSES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,105
TOTAL MARKET OB/XF VALUE		6,050
TOTAL LAND VALUE - MARKET		33,040
TOTAL MARKET VALUE		193,195
SOH/AGL Deduction		82,663
ASSESSED VALUE		110,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,810
TOTAL JUST VALUE		193,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13821	M H	125	03/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/2337	1/21/2020	WD	U	I	30	100
GRANTOR: EDWARD L ROBINSON						
GRANTEE: EDWARD ROBINSON & S						
0861/0800	6/19/1998	WD	Q	I	01	50,000
GRANTOR: TERESA W ROBINSON (NK						
GRANTEE: EDWARD L ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FOP= N8 W12 S8 E12$W20 S28 E18 FSP= S8 E24 N8 W24$ E42 N28$.

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	1,000	
2	0210	GARAGE U	0	100	24	34	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 6,050

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	4.72	AC		1.00	1.00	1.00	7,000.00	7,000.00	33,040							

REVIEW DATE 08/03/2015 BY DF Total Acres: 4.72 Total Land Value: 33,040 Market: 0 Agricultural: 0 Common: 33,040 PRINTED 11/20/2025 BY SYS

THE W 600 FT OF S1/2 OF S1/2 OF SE1/4 OF NE1/4 AS LIES E OF US-441.

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LAKE CITY, FL 32055

2026

17-2S-17-04722-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

DOR CODE 0102 SFRES/MOBILE HOME

MAP NUM | MKT AREA 03

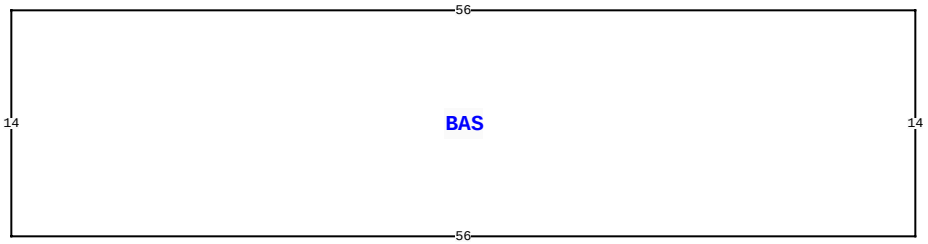
NEIGHBORHOOD/LOC 17217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	19,290
TOTALS	784			784	19,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	102.5100	61.51	48,224	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2000 Heated Area: 784 HX Base Yr 2000



111 NE WILD HORSES GLN, LAKE CITY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: EDWARD ROBINSON & S						
0861/0800	6/19/1998	WD	Q	I	01	50,000
GRANTOR: TERESA W ROBINSON (NK						
GRANTEE: EDWARD L ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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