

COMM SW COR OF SEC, RUN N 40 FT
OF CATHERINE RD, FOR POB, N 1786
1074.90 FT, S 1410.70 FT, TO N R

ROBERTS MICHAEL W
657 SW CATHERINE LN
LAKE CITY, FL 32055

2026

22-5S-17-09328-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0202MOBILE HOME/M HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	17,403
TOTALS	768			768	17,403

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	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION			TOTAL OB/XF 4,100													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0102	C	SFR/MH	100		A-1	0.00	0.00	63.65	AC		1.00	1.00	0.50	4,500.00	2,250.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	3.61	AC		1.00	1.00	1.00	4,500.00	4,500.00

REVIEW DATE 08/24/2017 BY BC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	768	94.4100	56.65	43,507	1972	1972	0	0	0	60.00	40.00
1 MOBILE HME 100% - 0 Heated Area: 768 HX Base Yr												
12 64 BAS 64 12												
657 SW CATHERINE LN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/10/2025 MLU												

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
1	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0102	C	SFR/MH	100		A-1	0.00	0.00	63.65	AC		1.00	1.00	0.50	4,500.00	2,250.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	3.61	AC		1.00	1.00	1.00	4,500.00	4,500.00

Total Acres: 67.26 Total Land Value: 159,457 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		58,411			
TOTAL MARKET OB/XF VALUE		4,100			
TOTAL LAND VALUE - MARKET		159,457			
TOTAL MARKET VALUE		221,968			
SOH/AGL Deduction		61,991			
ASSESSED VALUE		159,977			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		109,255			
TOTAL JUST VALUE		221,968			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		221,968			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7785	PUMP/UTPOL	30	11/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/1536	5/18/2018	WD	U	V	31	13,000
GRANTOR: JOHN M & MARIA B LARO						
GRANTEE: MICHAEL W ROBERTS						
1330/2458	1/31/2017	WD	Q	I	04	95,000
GRANTOR: BRYAN M RUCKER & LIND						
GRANTEE: MICHAEL W ROBERTS						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W64 S12 E64 N12\$.																

Common: 159,457 PRINTED 11/19/2025 BY SYS

ROBERTS MICHAEL W
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LAKE CITY, FL 32055

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