

**ROBERTS MICHAEL NEAL**  
619 SW COUNTY ROAD 242  
LAKE CITY, FL 32024-9809

25-4S-16-03151-000

| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                         |  |  |  |  |  |  |  |  |  | COLUMBIA COUNTY PROPERTY               |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|----------------------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                          |  |  |  |  |  |  |  |  |  | PAGE 1 of 1                            |  |  |  |  |  |  |  |  |  |
| ELEMENT CD                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD                  |  |  |  |  |  |  |  |  |  |
| Exterior Wall 31 VINYL SID 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 0100 01 2,439 121.7502 136.36 332,582 1997 1997 0 0 35.00 65.00                            |  |  |  |  |  |  |  |  |  | Tax Group: 2 Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| Roof Structur 08 IRREGULAR 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 3 SINGLE FAM 100% - 2020 Heated Area: 1906 HX Base Yr 2020                                 |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 216,178          |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 20,680        |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 25,415       |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 80                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 262,273             |  |  |  |  |  |  |  |  |  |
| Interior Floo 15 HARDTILE 20                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 42,953               |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 219,320                 |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 13 219,320 |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 0                   |  |  |  |  |  |  |  |  |  |
| Bathrooms 2.5 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 262,273               |  |  |  |  |  |  |  |  |  |
| Frame 01 NONE 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | NCON VALUE 0                           |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | INCOME VALUE                           |  |  |  |  |  |  |  |  |  |
| Architectual 05 CONV 100                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 266,431        |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| Condition Adj 03 03 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus 01 01 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| Quality 07 07                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| DOR CODE 0100 SINGLE FAMILY                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 06                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 25416.00 1.00/                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| BAS 1,906 100 1,906 168,936                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| FGR 504 55 277 24,552                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| FOP 308 30 92 8,154                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| FOP 373 30 112 9,927                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| UOP 259 20 52 4,609                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| TOTALS 3,350 2,439 216,178                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 619 SW COUNTY ROAD 242 , LAKE CITY                                                         |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 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                                                                                      |  |  |  |  |  |  |  |  |  | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE                                       |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 1 0040 BARN, POLE 0 100 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 300                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 2 0166 CONC, PAVMT 0 100 0 0 910.00 UT 1.50 1.50 100 1997 1997 3 100 1,365                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 3 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3,000                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 4 0166 CONC, PAVMT 0 100 24 30 1,440.00 UT 2.00 2.00 100 1993 1993 3 100 2,880                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 5 0294 SHED WOOD/ 0 100 20 30 600.00 UT 5.63 5.63 100 1993 1993 3 100 3,375                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 6 0296 SHED METAL 0 100 12 14 168.00 UT 5.00 5.00 100 1993 1993 3 100 840                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 7 0040 BARN, POLE 0 100 12 12 144.00 UT 2.50 2.50 100 1993 1993 3 100 360                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 8 0040 BARN, POLE 0 100 16 14 224.00 UT 2.50 2.50 100 1993 1993 3 100 560                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 9 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 8,000                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 20,680                                                                         |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 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 *RSFMH 0.00 0.00 1.99 AC 1.00 1.00 1.00 8,500.00 8,500.00 16,915                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| 2 0000 C VAC RES 100 00 0.00 0.00 1.00 AC 1.00 1.00 1.00 8,500.00 8,500.00 8,500                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 06/23/2025 BY chuck                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | Total Acres: 2.99 Total Land Value: 25,415 Market: 0 Agricultural: 0 Common: 25,415        |  |  |  |  |  |  |  |  |  | PRINTED 10/03/2025 BY SYS              |  |  |  |  |  |  |  |  |  |