

W1/4 OF SEC & NE1/4 OF NW1/4
& NW1/4 OF NE1/4 W OF I-75 &
SW 1/4 OF SE1/4 OF SEC 24 AS

ROBERTS MICHAEL
637 SE GRASSLAND TER
LAKE CITY, FL 32024

2025

25-6S-17-09775-001



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	PAGE 1 of 1 3										
Exterior Wall	19	COMMON BRK 100	0100	01	1,579	119.6910	134.05	211,665	1963	1963	0	0	0	35.00	65.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM 100% - 0													Heated Area: 1438 HX Base Yr									
Roof Cover	14	PREFIN MT 100														Tax Group: 3 Tax Dist:									
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE 137,582									
Interior Wall	04	PLYWOOD 10														TOTAL MARKET OB/XF VALUE 29,004									
Interior Floo	08	SHT VINYL 100														TOTAL LAND VALUE - MARKET 1,552,545									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 262,942									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 60,490									
Bedrooms		3 100														ASSESSED VALUE 202,452									
Bathrooms		1.5 100														TOTAL EXEMPTION VALUE HX HB 50,722									
Frame	01	NONE 100														BASE TAXABLE VALUE 151,730									
Stories	1.1	1.100														TOTAL JUST VALUE 1,719,131									
Architectual	05	CONV 100	NCON VALUE 0																						
Units		0 100	INCOME VALUE																						
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE 1,193,026																						
Kitchen Adjus	01	01 100																							
Quality 05 05																									
DOR CODE 5000IMPROVED AG																									
MAP NUM			MKT AREA			02																			
NEIGHBORHOOD/LOC			25617.00 1.00/																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,438	100		1,438	125,297																				
FCP	192	25		48	4,182																				
FOP	46	30		14	1,220																				
FST	144	55		79	6,884																				
TOTALS			1,820		1,579	137,582																			
EXTRA FEATURES						637 SE GRASSLAND TER, LAKE CITY										BLD DATE LGL DATE 04/10/2025 MLU									
						XF DATE LAND 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	1.00	UT	0.00	0.00	100	2005	2005	3	100	600											
2	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200											
3	0021	BARN,FR AE	0 100	21 33	1.00	UT	0.00	0.00	100	0	0	3	100	914											
4	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50											
5	0040	BARN,POLE	0 100	54 128	6,912.00	UT	2.50	2.50	50	2013	2013	3	50	8,640											
6	0040	BARN,POLE	0 100	56 90	5,040.00	UT	2.50	2.50	50	2013	2013	3	50	6,300											
7	0040	BARN,POLE	0 100	62 120	7,440.00	UT	2.50	2.50	50	2013	2013	3	50	9,300											
8	0040	BARN,POLE	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600											
9	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200											
10	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200											
LAND DESCRIPTION						TOTAL OB/XF 29,004																			
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500								
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	40.00	40.00	520								
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	227.00	AC		1.00	1.00	1.00	281.00	281.00	63,787								
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	97.84	AC		1.00	1.00	1.00	280.00	280.00	27,395								
5	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	6.17	AC		1.00	1.00	1.00	25.00	25.00	154								
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	344.01	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,548,045								
REVIEW DATE		10/16/2017		BY RP		Total Acres: 345.01		Total Land Value: 96,356		Market: 1,548,045		Agricultural: 91,856		Common: 4,500		PRINTED 08/15/2025 BY SYS									