LOT 38 EMERALD COVE S/D PHS 2.
WD 1080-2154, WD 1115-587, WD 13

ROBINSON JAMES A JR/ROBINSON SEANETTA S
222 SW WOODLEAF CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

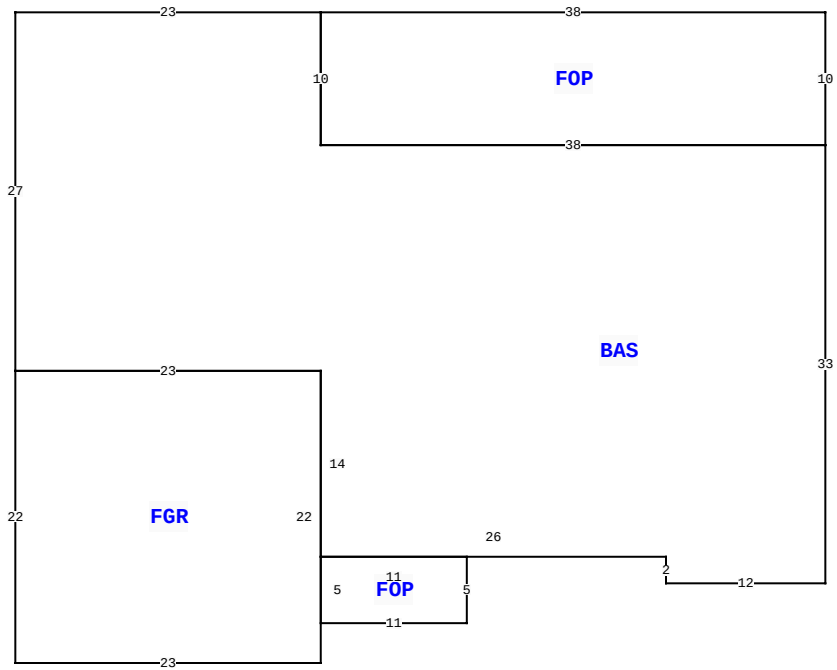
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
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	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100		1,823	208,560
FGR	506	55		278	31,805
FOP	55	30		16	1,831
FOP	380	30		114	13,042
TOTALS	2,764			2,231	255,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	126.1062	141.24	315,106	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 1823 HX Base Yr 2017



222 SW WOODLEAF CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,236
TOTAL MARKET OB/XF VALUE		4,106
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		294,342
SOH/AGL Deduction		102,480
ASSESSED VALUE		191,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,140
TOTAL JUST VALUE		294,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24598	SFR	551	06/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/0769	11/07/2016	WD	Q	I	01	189,000
GRANTOR: JOSHUA G OWENS & CASE						
GRANTEE: JAMES A ROBINSON JR						
1115/0587	3/29/2007	WD	Q	I		200,000
GRANTOR: WILLIAM G WOOD						
GRANTEE: JOSHUA G OWENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S27 FGR= S22 E23 N22 W23$ E23 S14 FOP= S5 E11 N5 W11$ E26 S2 E12 N33 FOP= N10 W38 S10 E38$ W38 N10$.

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	1,302.00	UT	3.00	3.00	100	2006	2006	3	100	3,906	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,106

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/14/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS