LOT 4 & N1/2 OF LOT 5 BLOCK 8 FO
UNIT 1.

ROBERTS WILLIAM LYNN II
845 SE TEAKWOOD TERR
LAKE CITY, FL 32025

2026

00-00-00-07755-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

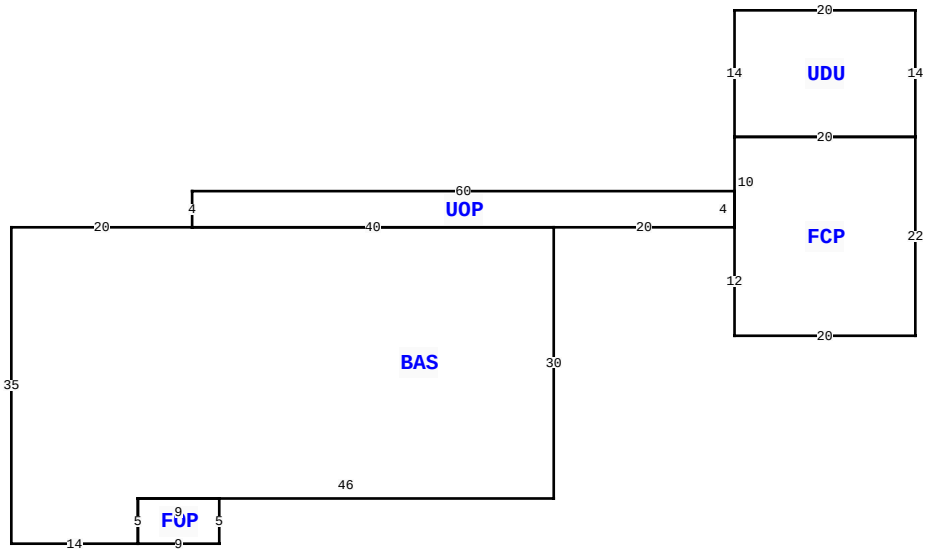
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100		1,870	147,501
FCP	440	25		110	8,677
FOP	45	30		14	1,104
UDU	280	55		154	12,147
UOP	240	20		48	3,786
TOTALS	2,875			2,196	173,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	108.3490	121.35	266,485	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1870 HX Base Yr 2017



845 SE TEAKWOOD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		173,215
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		19,272
TOTAL MARKET VALUE		193,237
SOH/AGL Deduction		79,060
ASSESSED VALUE		114,177
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		57,766
TOTAL JUST VALUE		193,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00197			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0844	1/06/2016	WD	Q	I	01	115,000

GRANTOR: BETTY M UNDERWOOD
GRANTEE: WILLIAM LYNN ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S35 E14 FOP= E9 N5 W9 S5$ N5 E46 N30UOP= E20 FCP= S12 E20 N22 UDU= N14 W20 S14 E20$ W20 S10$ N4 W60 S4 E40$ W40$.

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	750	

LAND DESCRIPTION

TOTAL OB/XF 750

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			0.00	0.00	19,272.00	SF		1.00	1.00	1.00	1.00	1.00	19,272							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.44 Total Land Value: 19,272 Market: 0 Agricultural: 0 Common: 19,272 PRINTED 03/25/2026 BY SYS