S DIV: LOT 4 BLK 8 LAKE VILLAS S
469-601, WD 1367-2396, WD 1407-1

ROBERSON APRIL LYNNE
889 SW HELEN TER
LAKE CITY, FL 32025

2027

00-00-00-14066-000

BUILDING CHARACTERISTICS

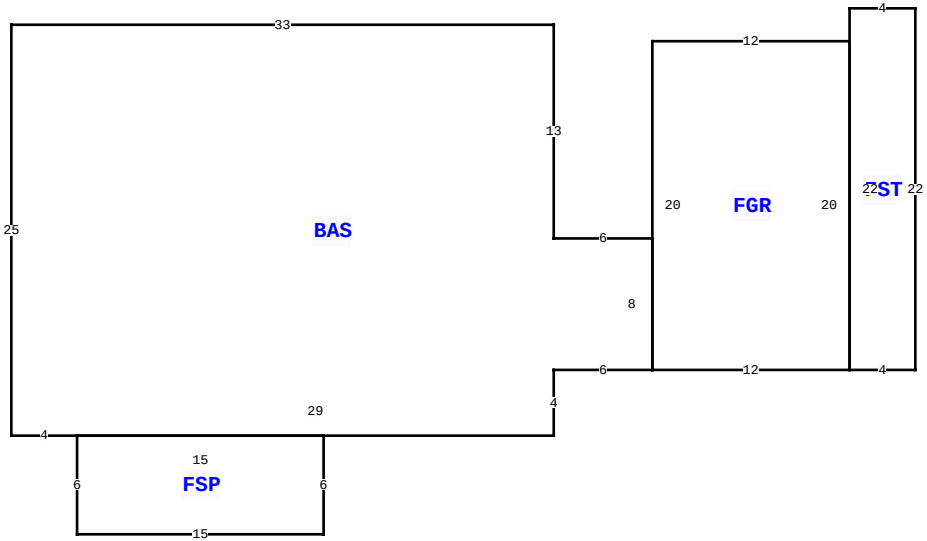
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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		32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	873	100		873	100,974
FGR	240	55		132	15,268
FSP	90	40		36	4,164
FST	88	55		48	5,552
TOTALS	1,291			1,089	125,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,089	131.4400	144.58	157,448	1950	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 873 HX Base Yr 2024



889 SW HELEN TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		125,958
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		146,508
SOH/AGL Deduction		21,296
ASSESSED VALUE		125,212
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,801
TOTAL JUST VALUE		146,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-724	REMODEL	0	01/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1899	5/16/2025	WD	U	I	11	100
GRANTOR: FERNETT GARY						
GRANTEE: ROBERSON APRIL LYNN						
1488/2112	4/19/2023	WD	U	I	37	106,400
GRANTOR: HILL NICHOLAS						
GRANTEE: FERNETT GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S25 E4 FSP= S6 E15 N6 W15$ E29 N4 E6 FGR= E12 FST= E4 N22 W4 S22$ N20 W12 S20$ N8 W6 N13$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	85.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 06/29/2023 BY ME Total Acres: 0.24 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS