LOT 38 RESERVE AT JEWEL LAKE PHA

ROBINSON TODD L/ROBINSON MARGARET L
151 SW OLD PECAN CT
LAKE CITY, FL 32024

2027

04-4S-16-02439-138

BUILDING CHARACTERISTICS

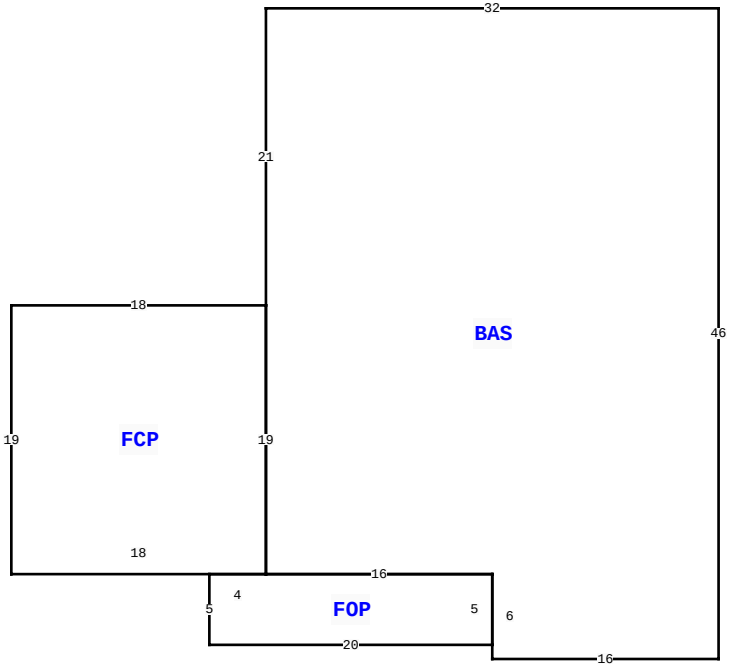
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.030	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	195,356
FCP	342	25		86	12,210
FOP	100	30		30	4,259
TOTALS	1,818			1,492	211,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,492	126.1638	152.66	227,769	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 1376 HX Base Yr 2022



151 SW OLD PECAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,825
TOTAL MARKET OB/XF VALUE		3,124
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		241,349
SOH/AGL Deduction		20,991
ASSESSED VALUE		220,358
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,947
TOTAL JUST VALUE		241,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35895	SFR	662	10/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/2465	3/06/2018	WD	Q	I	01	165,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: TODD L & MARGARET L						
1354/2463	2/01/2018	WD	U	V	11	0
GRANTOR: GARY SORENSEN						
GRANTEE: GSMS DEVELOPERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S21 FCP= W18 S19 E18 N19$ S19 FOP= W4 S5 E20 N5 W16$ E16 S6 E16 N46$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	9.90	9.90	100	2018	2018	3	100	792	
2	0166	CONC,PAVMT	0	100	0	0	1,060.00	UT	2.20	2.20	100	2018	2018	3	100	2,332	

LAND DESCRIPTION

TOTAL OB/XF 3,124

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							

REVIEW DATE 10/06/2023 BY JB Total Acres: 0.28 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2026 BY SYS