COMM INTERS SOUTH R/W LINE GRAND & E LINE SW1/4 OF NW1/4, RUN S 1 FOR POB, RUN W 133.4 FT, S 150 F

ROBERTSON SANDRA S
1219 SW MAIN BLVD
LAKE CITY, FL 32025

2027

05-4S-17-07647-002

BUILDING CHARACTERISTICS

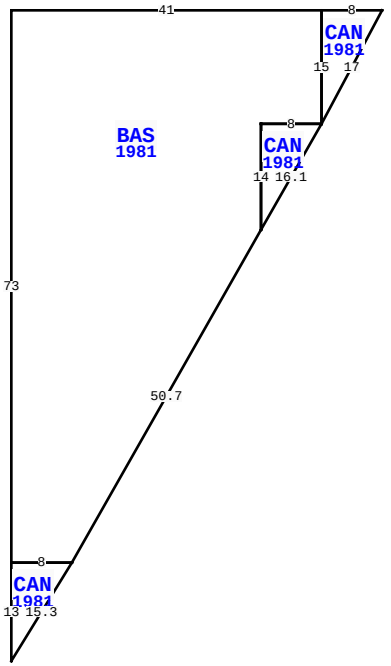
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2525	BEAUTY PARLOR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	1981	1,979	70,304
CAN	52	30	1981	16	569
CAN	56	30	1981	17	604
CAN	60	30	1981	18	640
TOTALS	2,147			2,030	72,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,030	96.0120	71.05	144,232	1981	1981	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1979 HX Base Yr



1237 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	72,116
TOTAL MARKET OB/XF VALUE	10,700
TOTAL LAND VALUE - MARKET	117,645
TOTAL MARKET VALUE	200,461
SOH/AGL Deduction	0
ASSESSED VALUE	200,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,461
TOTAL JUST VALUE	200,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,461

SALE:3:1: A-FRAME BLDG WITH BEAUTY SHOP PERSONAL

SALE:2:1: REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/1728	8/13/2017	WD	U	I	11	100
GRANTOR: RICHARD A ROBERTSON A						
GRANTEE: SANDRA S ROBERTSON						
1268/2529	1/28/2014	WD	U	I	12	142,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: SANDRA S ROBERTSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1981;ORIG=-1,3] N14 E8 N15 W41 S73 E8 U44R25 $
CAN=[YR=1981;ORIG=15,-26] W8 S15 U15R8 $
CAN=[YR=1981;ORIG=-1,3] N14 E8 D14L8 $
CAN=[YR=1981;ORIG=-26,47] W8 S13 U13R8 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	2525	C	BEAUTYPRLR	0		00	150.00	0.00	21,390.00	SF		1.00	1.00	1.00	5.50	5.50	117,645							

REVIEW DATE 04/22/2024 BY TP Total Acres: 0.49 Total Land Value: 117,645 Market: 0 Agricultural: 0 Common: 117,645 PRINTED 11/16/2026 BY SYS