COMM NW COR OF SW1/4 OF NW1/4, R
TO E R/W OF US-41 FOR POB, CONT
146 FT, E 75.04 FT, S 123.64 FT,

ROBERTS CHARLES WILLIAM/LARSON SHANNON LEIGH
156 SW PONCE DELEON AVE
LAKE CITY, FL 32055

2026

08-4S-17-08160-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2189 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,386
TOTAL LAND VALUE - MARKET	153,462
TOTAL MARKET VALUE	164,848
SOH/AGL Deduction	6,044
ASSESSED VALUE	158,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,804
TOTAL JUST VALUE	164,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/706	4/21/2023	WD	U	I	37	125,000

GRANTOR: LAKE CITY MOTOR PARTS
GRANTEE: ROBERTS CHARLES WIL

BUILDING NOTES

BUILDING DIMENSIONS

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	0252	LEAN-TO W/	0	0	20	20	400.00	UT	2.00	2.00	40	2003	2003	3	40	320	
2	0294	SHED WOOD/	0	0	14	20	280.00	UT	7.50	7.50	40	2003	2003	3	40	840	
3	0020	BARN,FR	0	0	40	20	800.00	UT	11.00	11.00	40	2003	2003	3	40	3,520	
4	0020	BARN,FR	0	0	40	18	720.00	UT	11.00	11.00	40	2003	2003	3	40	3,168	
5	0252	LEAN-TO W/	0	0	12	18	216.00	UT	2.00	2.00	40	2003	2003	3	40	173	
6	0252	LEAN-TO W/	0	0	18	32	576.00	UT	2.00	2.00	40	2003	2003	3	40	461	
7	0294	SHED WOOD/	0	0	16	32	512.00	UT	7.50	7.50	40	2003	2003	3	40	1,536	
8	0285	SALVAGE	0	0	0	0	912.00	UT	1.50	1.50	100	2003	2003	3	100	1,368	

LAND DESCRIPTION

TOTAL OB/XF 11,386

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	1001	C	MISC COMMERC	0		CI	200.00	250.00	50,000.00	SF		1.00	1.00	1.00	2.75	2.75	137,500							
2	9600	C	WASTELAND	0		CI	333.00	170.00	79,808.00	SF		1.00	1.00	0.10	2.00	0.20	15,962							

REVIEW DATE 07/10/2023 BY ME Total Acres: 2.98 Total Land Value: 153,462 Market: 0 Agricultural: 0 Common: 153,462 PRINTED 05/12/2026 BY SYS