LOT 3 BLK A WOODCREST S/D.

825-1230, 897-669, WD 1522-91,

KENDRON JOHN J
PO BOX 3422
LAKE CITY, FL 32056

2027

11-4S-16-02905-103

BUILDING CHARACTERISTICS

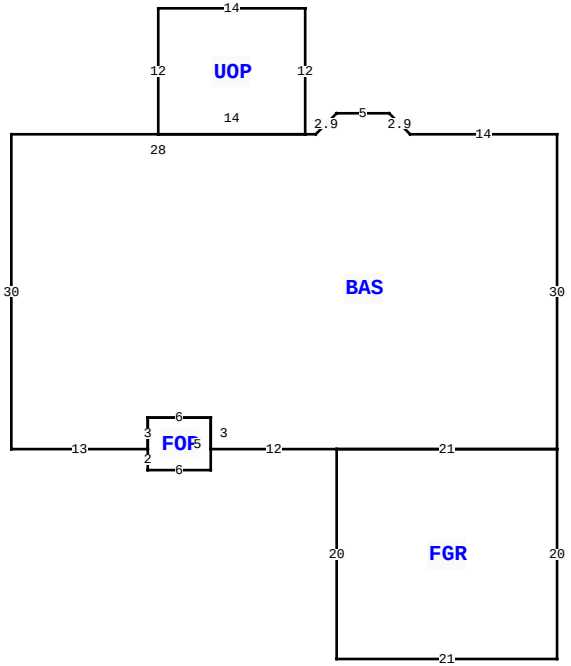
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	151,949
FGR	420	55		231	22,558
FOP	30	30		9	879
UOP	168	20		34	3,321
TOTALS	2,174			1,830	178,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	113.0920	124.40	227,652	1995	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2026 Heated Area: 1556 HX Base Yr 2026



136 SW ROBINSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	841.00	UT	1.50	1.50	100	1995	1995	3	100	1,262	
2	0169	FENCE/WOOD	0	100	64	8	512.00	UT	7.50	7.50	75	1995	1995	3	75	2,880	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	12.00	12.00	70	2009	2009	3	70	1,344	
4	0296	SHED METAL	0	100	10	24	240.00	UT	11.00	11.00	70	2009	2009	3	70	1,848	
5	0252	LEAN-TO W/	0	100	15	24	360.00	UT	2.00	2.00	100	2009	2009	3	100	720	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,707
TOTAL MARKET OB/XF VALUE		8,054
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		221,761
SOH/AGL Deduction		0
ASSESSED VALUE		221,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,350
TOTAL JUST VALUE		221,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32140	MAINT/ALTR	0	07/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/91	8/23/2024	WD	Q	I	01	289,000
GRANTOR: MOWRY MICHAEL A						
GRANTEE: KENDRON JOHN J						
0897/0669	1/28/2000	WD	Q	I		91,500
GRANTOR: KLUSMEYER						
GRANTEE: MOWRY'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 U2 L2 W5 L2 D2 W1 UOP= N12 W14 S12 E14$ W28 S30 E13 FOP= S2 E6 N5 W6 S3$ N3 E6 S3 E12 FGR= S20 E21 N20W21$ E21 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,054

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/15/2024 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS