

LOT 3 BLK A WOODCREST S/D.  
825-1230, 897-669, WD 1522-91,

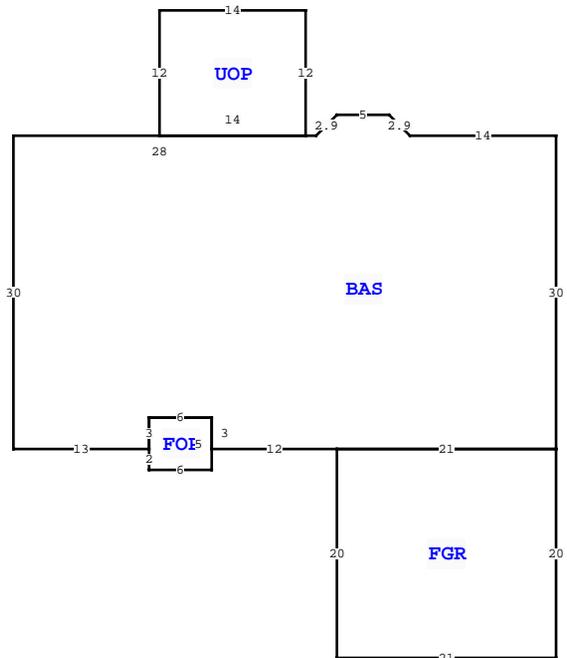
KENDRON JOHN J  
PO BOX 3422  
LAKE CITY, FL 32056

**2026**

11-4S-16-02905-103  
11-4S-16-02905-103

| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 70  |
| Exterior Wall            | 31 | VINYL SID 30   |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 90      |
| Interior Floor           | 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         |

| MARKET ADJUSTMENTS |            |           |             |                   |                 |     |     |      |      |      |        |
|--------------------|------------|-----------|-------------|-------------------|-----------------|-----|-----|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW  | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1                  | SINGLE FAM | 100%      | - 2026      |                   |                 |     |     |      |      |      |        |
|                    |            |           |             | Heated Area: 1556 |                 |     |     |      |      |      |        |
|                    |            |           |             |                   | HX Base Yr 2026 |     |     |      |      |      |        |



| Quality       |                  | DOR CODE    |               | MAP NUM      |                      | NEIGHBORHOOD/LOC |       |
|---------------|------------------|-------------|---------------|--------------|----------------------|------------------|-------|
| 05            | 05               | 0100        | SINGLE FAMILY |              | 06                   | 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        | 157,471              |                  |       |
| FGR           | 420              | 55          |               | 231          | 23,378               |                  |       |
| FOP           | 30               | 30          |               | 9            | 911                  |                  |       |
| UOP           | 168              | 20          |               | 34           | 3,441                |                  |       |
| <b>TOTALS</b> | <b>2,174</b>     |             |               | <b>1,830</b> | <b>185,200</b>       |                  |       |

136 SW ROBINSON CT, LAKE CITY

| BLD DATE | LGL DATE   |
|----------|------------|
|          | 04/14/2026 |
| XF DATE  | LAND DATE  |
|          |            |
| 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     |  | 185,200      |   |
| TOTAL MARKET OB/XF VALUE  |  | 8,054        |   |
| TOTAL LAND VALUE - MARKET |  | 35,000       |   |
| TOTAL MARKET VALUE        |  | 228,254      |   |
| SOH/AGL Deduction         |  | 0            |   |
| ASSESSED VALUE            |  | 228,254      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 51,411 |   |
| BASE TAXABLE VALUE        |  | 176,843      |   |
| TOTAL JUST VALUE          |  | 228,254      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 227,488      |   |

| 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<br>E13 FOP= S2 E6 N5 W6 S3\$ N3 E6 S3 E12 FGR= S20 E21 N20W21\$<br>E21 N30\$. |  |

| L N                      | 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             |       |
| <b>TOTAL OB/XF 8,054</b> |            |             |     |     |    |    |        |    |       |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |          | TOTAL OB/XF 8,054 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS               | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |