LOT 4 BLK A WOODCREST S/D.

854-1291, 901-2348, 924-1147, WD

HMEIDI NABIL O
158 SW ROBINSON CT
LAKE CITY, FL 32024

2027

11-4S-16-02905-104

BUILDING CHARACTERISTICS

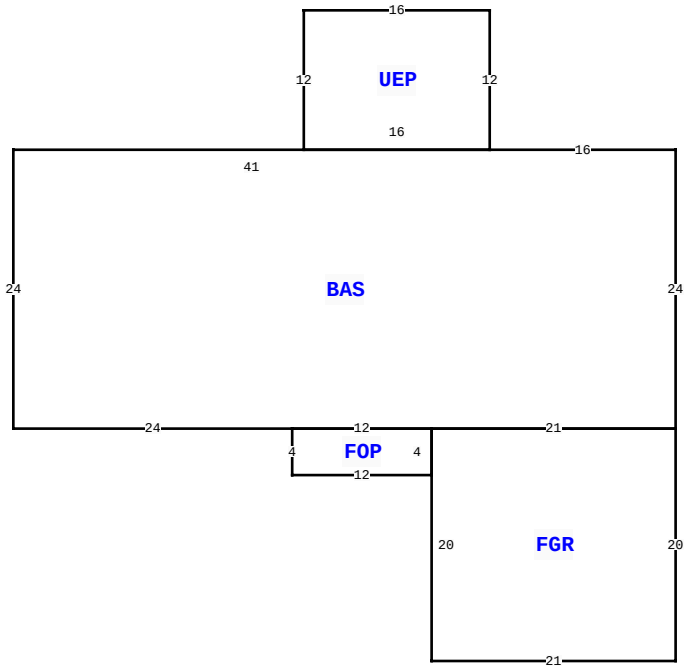
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,368	100		1,368	126,640
FGR	420	55		231	21,385
FOP	48	30		14	1,296
UEP	192	60		115	10,646
TOTALS	2,028			1,728	159,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	118.5800	130.44	225,400	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2014 Heated Area: 1368 HX Base Yr 2014



158 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	836.00	UT	1.50	1.50	100	1998	1998	3	100	1,254	
2	0120	CLFENCE 4	0	100	0	0	325.00	UT	2.50	2.50	100	1998	1998	3	100	813	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,966
TOTAL MARKET OB/XF VALUE		2,417
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		197,383
SOH/AGL Deduction		70,140
ASSESSED VALUE		127,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,832
TOTAL JUST VALUE		197,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13246	SFR	235	10/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1999	3/15/2013	WD	Q	I	01	125,000
GRANTOR: LAURENCE J & DIANA SI						
GRANTEE: NABIL O HMEIDI						
0924/1147	4/11/2001	WD	Q	I		92,000
GRANTOR: GEROGE MCGLENNEN						
GRANTEE: LAURENCE & DIANA SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UEP= N12 W16 S12 E16$ W41 S24 E24 FOP= S4 E12 N4 W12$ E12 FGR= S20 E21 N20 W21$ E21 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,417

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 01/11/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS