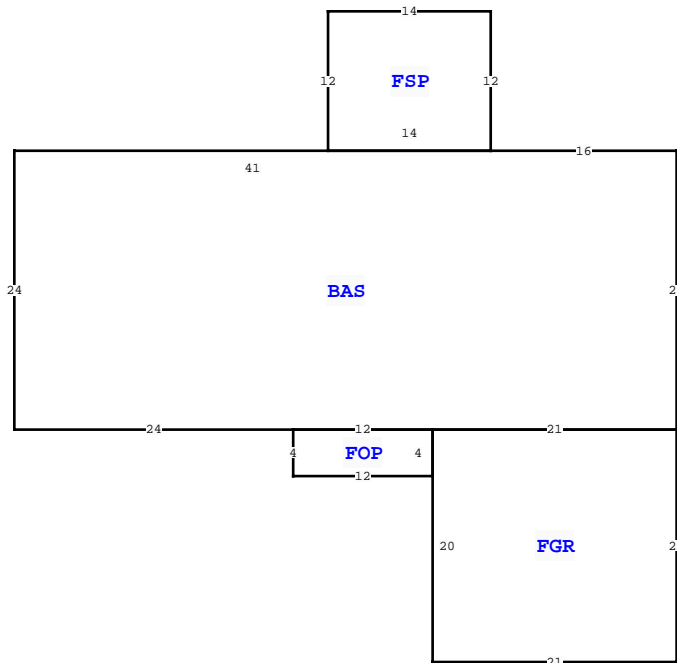


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
Heated Area: 1368 HX Base Yr 2025											



VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		205,043	
TOTAL MARKET OB/XF VALUE		2,031	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		242,074	
SOH/AGL Deduction		0	
ASSESSED VALUE		242,074	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		190,663	
TOTAL JUST VALUE		242,074	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10644	SFR	230	01/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/686	6/07/2024	WD Q	Q	I	01	279,000
GRANTOR: SPELL DAVID						
GRANTEE: ROBERTS KELLI M						
1395/1102	9/27/2019	WD Q	Q	I	01	166,500
GRANTOR: GARY L & TAMARA J HAL						
GRANTEE: DAVID & ALANA A SPE						

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	166,964
FGR	420	55		231	28,193
FOP	48	30		14	1,709
FSP	168	40		67	8,177
TOTALS	2,004			1,680	205,043

226 SW ROBINSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	UT	1.50	1.50	100	1996	1996	3	100	1,331	
2	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1996	1996	3	100	400	
3	0120	CLFENCE	4	0	100	0	UT	0.00	0.00	100	2014	2014	3	100	300	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS= W16 FSP= N12 W14 S12 E14\$ W41 S24 E24 FOP= S4 E12 N4 W12\$ E12 FGR= S20 E21 N20 W21\$ E21 N24\$.

LAND DESCRIPTION		TOTAL OB/XF															2,031							
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							