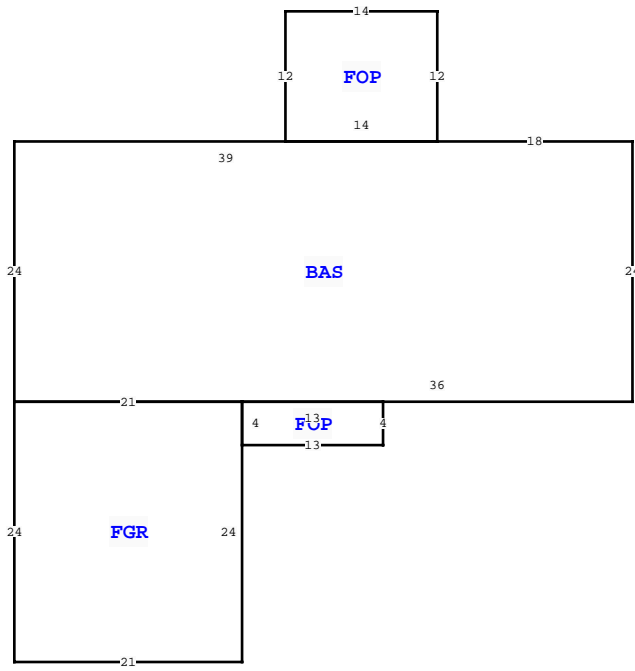


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,711	142.7800	159.91	273,606	1996	1996		0	0	29.73	70.27
1 SINGLE FAM			100% - 2022	Heated Area: 1368			HX Base Yr 2022					



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	153,721
FGR	504	55		277	31,126
FOP	52	30		16	1,798
FOP	168	30		50	5,619
TOTALS	2,092			1,711	192,263

258 SW ROBINSON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		192,263		
TOTAL MARKET OB/XF VALUE		11,348		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		238,611		
SOH/AGL Deduction		32,154		
ASSESSED VALUE		206,457		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		155,046		
TOTAL JUST VALUE		238,611		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		241,429		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/2662	11/05/2021	WD	Q	I	01	250,000
GRANTOR: HANNAH JOSHUA S						
GRANTEE: SPINKS HENRY J						
1315/0656	5/10/2016	WD	Q	I	01	125,000
GRANTOR: GATEWAY DEVELOPMENT L						
GRANTEE: JOSHUA S HANNAH & K						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W18 W39 S24 E21 E36 N24 \$	
FGR=[ORIG=-57,24] S24 E21 N24 W21 \$	
FOP=[ORIG=-18,0] N12 W14 S12 E14 \$	
FOP=[ORIG=-36,24] S4 E13 N4 W13 \$	

EXTRA FEATURES																	
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	1,544.00	UT	2.00	2.00	100	1996	1996	3	100	3,088	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	1996	1996	3	100	1,800	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
5	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1996	1996	3	100	960	
6	0080	DECKING	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021	100	100	2,000	
TOTAL OB/XF															11,348		

LAND DESCRIPTION															TOTAL OB/XF									
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							