LOT 9 BLOCK A WOODCREST S/D.

812-1383, WD 1046-2871, WD 1315-

SPINKS HENRY J/SPINKS LINDA T
258 SW ROBINSON CT
LAKE CITY, FL 32024

2027

11-4S-16-02905-109

BUILDING CHARACTERISTICS

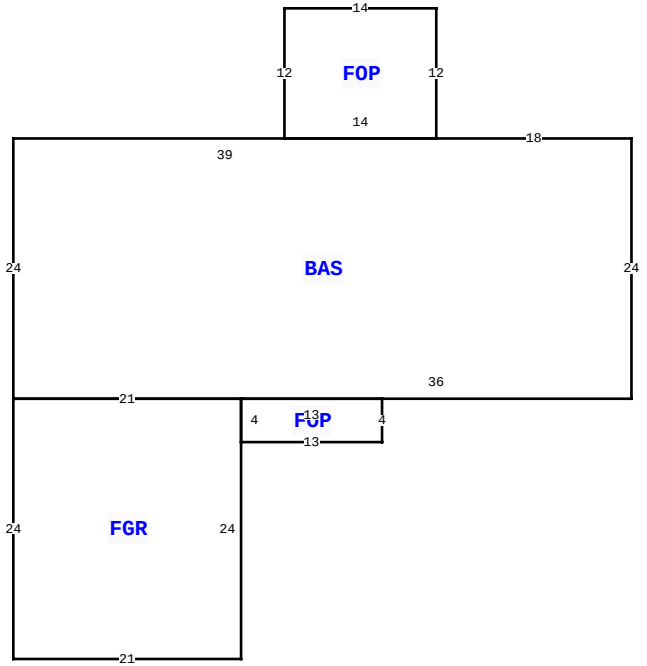
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	150,981
FGR	504	55		277	30,572
FOP	52	30		16	1,766
FOP	168	30		50	5,518
TOTALS	2,092			1,711	188,837

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	157.06	268,730	1996	1996	0	0	0	29.73	70.27

1 SINGLE FAM 100% - 2022 Heated Area: 1368 HX Base Yr 2022



258 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	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	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,837
TOTAL MARKET OB/XF VALUE		11,348
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,185
SOH/AGL Deduction		22,534
ASSESSED VALUE		212,651
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,240
TOTAL JUST VALUE		235,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,611

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,348

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