LOT 10 BLK A WOODCREST S/D.

854-901, 969-903, 1000-598, WD 1

AUSGOOD WILLIE/MCGHEE ANNIE M
274 SW ROBINSON CT
LAKE CITY, FL 32024

2027

11-4S-16-02905-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

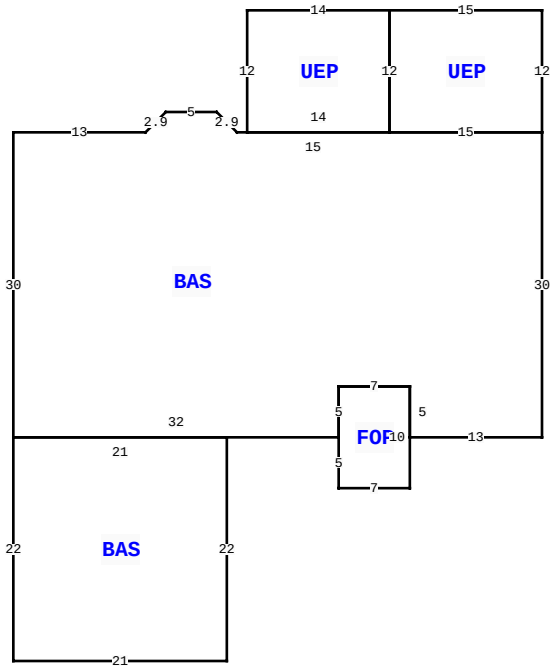
NEIGHBORHOOD/LOC 11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	41,915
BAS	1,539	100		1,539	139,627
FOP	70	30		21	1,905
UEP	168	60		101	9,163
UEP	180	60		108	9,799
TOTALS	2,419			2,231	202,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	114.0480	125.45	279,879	1998	1998	0	0	0	27.68	72.32

1 SINGLE FAM 100% - 2016 Heated Area: 2001 HX Base Yr 2016



274 SW ROBINSON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,408
TOTAL MARKET OB/XF VALUE		5,751
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		243,159
SOH/AGL Deduction		82,652
ASSESSED VALUE		160,507
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,096
TOTAL JUST VALUE		243,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34396	MAINT/ALTR	65	08/31/2016
13245	SFR	260	10/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/889	6/16/2025	QC	U	I	11	100
GRANTOR: MCGHEE ANNIE FKA ANNI						
GRANTEE: MCGHEE ANNIE						
1459/2259	2/09/2022	QC	U	I	11	100
GRANTOR: AUSGOOD ANNIE M MERRI						
GRANTEE: MERRICK ANNIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UEP= N12 W14 S12 E14$ W15 U2 L2 W5 L2 D2 W13 S30
BAS= S22 E21 N22 W21$E32 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E13
N30$ UEP= N12 W15 S12 E15$.

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	1,288.00	UT	2.00	2.00	100	1998	1998	3	100	2,576	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1998	1998	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	100	1998	1998	3	100	1,575	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,751

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