LOT 11 BLK A WOODCREST S/D.

812-733, 905-970, DC 1144-1523,

HOLSAPPLE JAMES RHOBA/HOLSAPPLE KAREN MARIE
280 SW ROBINSON CT
LAKE CITY, FL 32024

2026

11-4S-16-02905-111

BUILDING CHARACTERISTICS

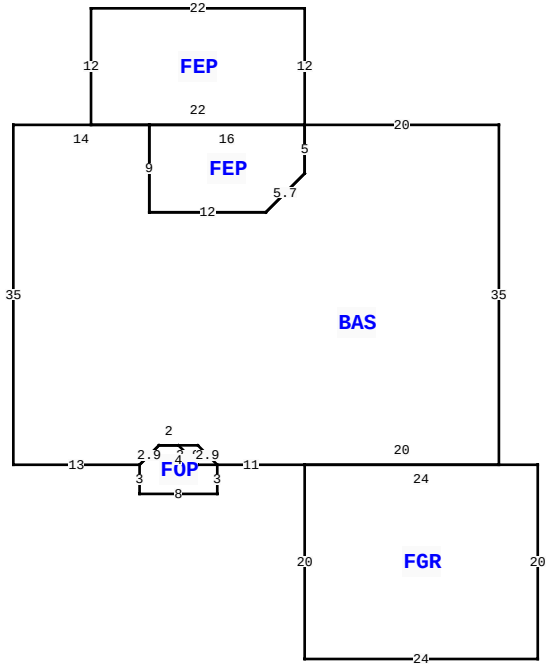
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,606	100		1,606	154,473
FEP	136	80		109	10,484
FEP	264	80		211	20,295
FGR	480	55		264	25,393
FOP	36	30		11	1,058
TOTALS	2,522			2,201	211,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	126.7596	141.97	312,476	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2025 Heated Area: 1606 HX Base Yr 2025



280 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	861.00	UT	1.50	1.50	100	1995	1995	3	100	1,292	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0258	PATIO	0	100	9	12	108.00	UT	2.50	2.50	100	1995	1995	3	100	270	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1995	1995	3	100	900	
5	0120	CLFENCE 4	0	100	0	0	430.00	UT	4.50	4.50	100	1995	1995	3	100	1,935	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,702
TOTAL MARKET OB/XF VALUE		6,397
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,099
SOH/AGL Deduction		145,856
ASSESSED VALUE		107,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,832
TOTAL JUST VALUE		253,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1509	10/15/2024	WD	Q	I	01	299,000
GRANTOR: HANSCOM NORA C						
GRANTEE: HOLSAPPLE JAMES RHO						
1476/296	9/23/2022	WD	Q	I	01	285,000
GRANTOR: CONRAD DAVID R						
GRANTEE: HANSCOM JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S5 D4L4 W12 N9 W14 S35 E13 U2R2 E2 D2R2 E11 E20 N35 $
FGR=[ORIG=-20,35] S20 E24 N20 W24 $
FEP=[ORIG=-20,0] N12 W22 S12 E22 $
FEP=[ORIG=-20,0] W16 S9 E12 U4R4 N5 $
FOP=[ORIG=-37,35] S3 E8 N3 U2L2 W4 D2L2 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,397

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 10/31/2024 BY TP Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/30/2026 BY SYS