LOT 13 MAY-FAIR S/D.

777-1832, 777-1834, WD 1082-2589

ROBERSON HELEN M
252 SW PILOTS WAY
LAKE CITY, FL 32024-3836

2026

11-4S-16-02911-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

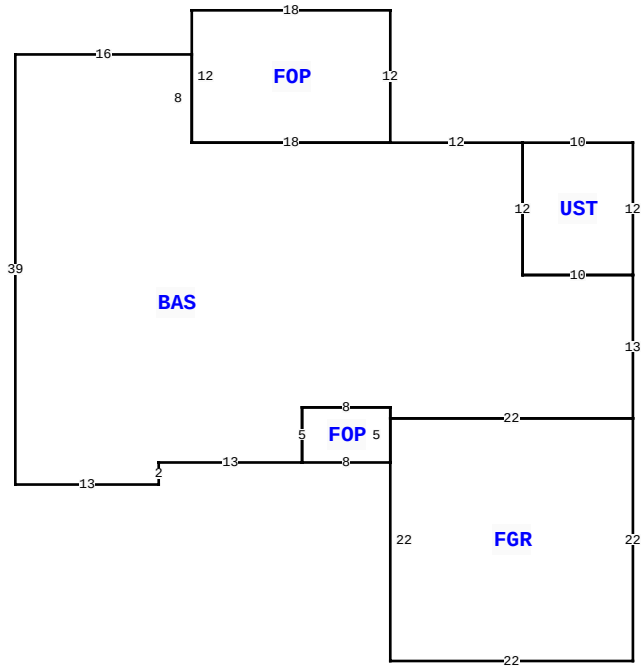
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100		1,530	142,077
FGR	484	55		266	24,701
FOP	40	30		12	1,115
FOP	216	30		65	6,036
UST	120	45		54	5,014
TOTALS	2,390			1,927	178,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	119.7900	136.56	263,151	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2022 Heated Area: 1530 HX Base Yr 2022



252 SW PILOTS WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,943
TOTAL MARKET OB/XF VALUE		6,002
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		219,945
SOH/AGL Deduction		52,562
ASSESSED VALUE		167,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,972
TOTAL JUST VALUE		219,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38074	REMODEL		12/09/2020
38074	REMODEL	0	05/06/2019
7091	SFR	39,000	04/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/2779	4/08/2009	WD	Q	I	01	141,100
GRANTOR: MARC TENNEBOE						
GRANTEE: HELEN M ROBERSON						
1082/2589	5/04/2006	WD	Q	I		185,000
GRANTOR: DAVID A & VICKI S KRA						
GRANTEE: MARC TENNEBOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,20] S39 E13 N2 E13 N5 E8 S1 E22 N13 W10 N12 W12 W18 N8 W16 $
FGR=[ORIG=84,53] S22 E22 N22 W22 $
FOP=[ORIG=66,16] S12 E18 N12 W18 $
UST=[ORIG=96,28] S12 E10 N12 W10 $
FOP=[ORIG=76,52] S5 E8 N5 W8 $
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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	1,187.00	UT	1.40	1.40	100	0	0	3	100	1,662	
2	0166	CONC,PAVMT	0	100	0	0	616.00	UT	2.50	2.50	100	2009	2009	3	100	1,540	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,002

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS