

COMM SE COR OF SW1/4, RUN N  
1985.97 FT, W 1324.32 FT, CONT  
W 828.44 FT FOR POB, CONT W

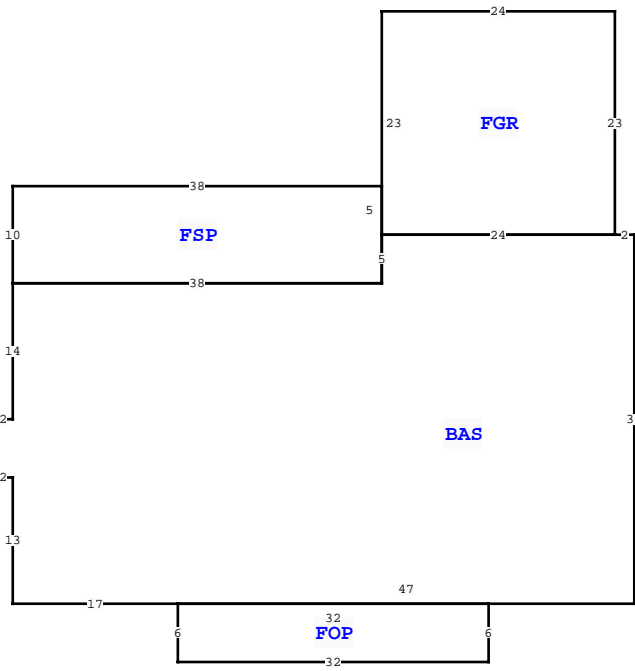
ROBESON YOLANDA E  
531 SW GALLANT LN  
LAKE CITY, FL 32024

**2026**

12-4S-15-00350-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,254	100	
FGR	552	55	
FOP	192	30	
FSP	380	40	
TOTALS	3,378		
		2,768	293,252

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
Heated Area: 2254						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	293,252			
TOTAL MARKET OB/XF VALUE	8,100			
TOTAL LAND VALUE - MARKET	45,360			
TOTAL MARKET VALUE	346,712			
SOH/AGL Deduction	108,122			
ASSESSED VALUE	238,590			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	187,179			
TOTAL JUST VALUE	346,712			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	350,709			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051589	Roof Replacement	47,500	11/21/2024
000040395	Storage Building	8,389	07/15/2021
40395	STORAGE	0	08/19/2020
22155	SFR	628	08/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1073	11/29/2018	WD	Q	I	01	245,000

GRANTOR: DANIEL C JR & MINDY G  
GRANTEE: YOLANDA E ROBESON  
0991/0068 7/22/2003 WD Q V 06 100  
GRANTOR: BALDOMERO & JANICE GO  
GRANTEE: DANIEL C JR & MINDY

EXTRA FEATURES															TOTAL OB/XF			8,100		
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	710.00	UT	2.50	2.50	100	2005	2005	3	100	1,775					
2	9910	RV SITE/RE	0	100	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	100	1,150					
3	0031	BARN, MT AE	0	100	23	529.00	UT	9.00	9.00	100	2021	2020		100	4,761					
4	0252	LEAN-TO W/	0	100	12	276.00	UT	1.50	1.50	100	2021	2020		100	414					

LAND DESCRIPTION										TOTAL OB/XF										8,100									
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	2.52	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,360												