

(AKA LOT 5 BLOCK F CHADWORTH S/D
COMM NE COR OF NW1/4 OF SE1/4, R
FOR POB, CONT S 161.75 FT, W 310

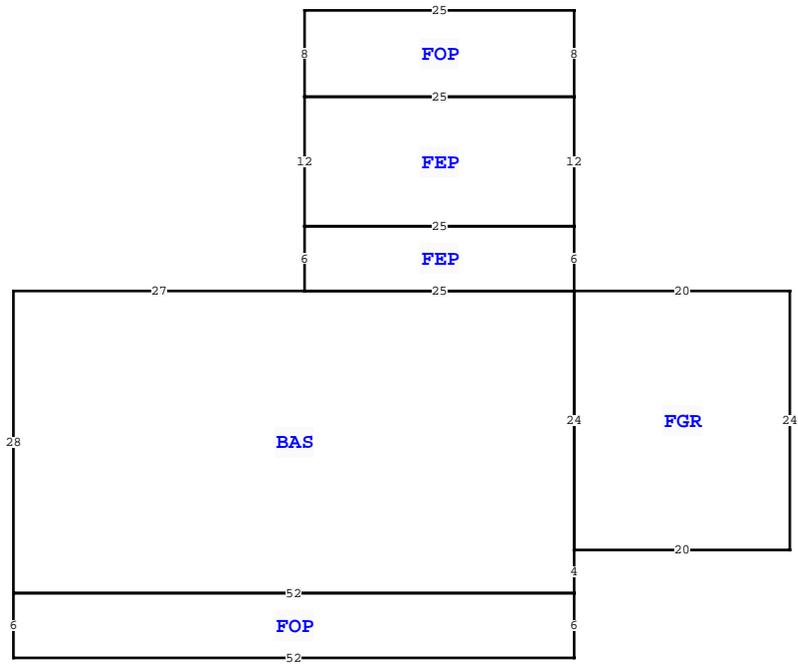
ROBISON GERALD/ROBISON BRENDA
253 NW MELANIE WAY
LAKE CITY, FL 32055

2026

14-3S-16-02123-044

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
FEP	150	80	
FEP	300	80	
FGR	480	55	
FOP	200	30	
FOP	312	30	
TOTALS	2,898		

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%	- 2022								
Heated Area: 1456						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			243,589
TOTAL MARKET OB/XF VALUE			5,350
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			284,939
SOH/AGL Deduction			57,128
ASSESSED VALUE			227,811
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			176,400
TOTAL JUST VALUE			284,939
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055562	Roof Replacement	9,780	04/27/2026
27207	SFR	542	07/28/2008
26084	SFR	464	08/02/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1436/326	4/26/2021	WD Q	Q	I	01	190,000

GRANTOR: MOSCHETTI NANCY E TRU
GRANTEE: ROBISON GERALD

1412/0616	5/18/2020	WD U	I	30	100
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GRANTOR: NANCY E MUSCHETTI TRU
GRANTEE: NANCY E MUSCHETTI T

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0			0.00	100	2009	2009	3	100	1,800	
2	0060	CARPORT F	0	100	0	0			0.00	100	2009	2009	3	100	800	
3	0296	SHED METAL	0	100	0	0			0.00	100	2009	2009	3	100	200	
4	0070	CARPORT UF	0	100	0	0			0.00	100	2014	2014	3	100	750	
5	0296	SHED METAL	0	100	0	0			0.00	100	2018	2018	3	100	1,000	
6	0070	CARPORT UF	0	100	0	0			0.00	100	2018	2018	3	100	500	
7	0252	LEAN-TO W/	0	100	0	0			0.00	100	2018	2018	3	100	300	

BUILDING NOTES	
BAS=[ORIG=0,0] W27 S28 E52 N4 N24 W25 \$	
FGR=[ORIG=25,24] E20 N24 W20 S24 \$	
FOP=[ORIG=-27,28] S6 E52 N6 W52 \$	
FEP=[ORIG=25,0] N6 W25 S6 E25 \$	
FEP=[ORIG=25,-18] W25 S12 E25 N12 \$	
FOP=[ORIG=25,-26] W25 S8 E25 N8 \$	

LAND DESCRIPTION															TOTAL OB/XF									
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		RSF/MS	62.00	310.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							