

LOT 30 VILLAGE WOOD S/D UNIT 2.
445-113, 485-336, 915-1763, 1002

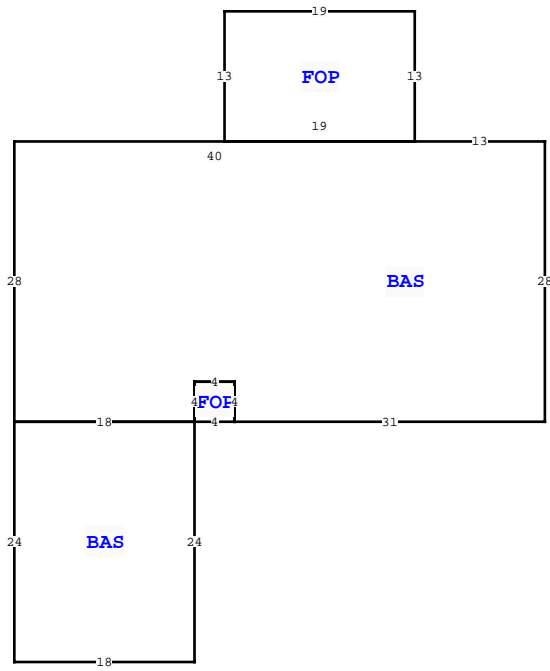
ROBINSON BRANDAE
234 NW MEEKS ST
LAKE CITY, FL 32055

2026

15-4S-17-08360-036
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 90
Interior Floor	08	SHT VINYL 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,979	118.9188	133.19	263,583	1980	1980		0	0	35.00	65.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1900 HX Base Yr 2023														



BUILDING CHARACTERISTICS					
QUALITY	DOR CODE		MAP NUM		
05 05	0100 SINGLE FAMILY		06		
NEIGHBORHOOD/LOC 15417.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	37,400
BAS	1,468	100		1,468	127,090
FOP	16	30		5	433
FOP	247	30		74	6,406
TOTALS	2,163			1,979	171,329

198 SE JEREMY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	171,329		
TOTAL MARKET OB/XF VALUE	3,686		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	197,515		
SOH/AGL Deduction	13,522		
ASSESSED VALUE	183,993		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	132,582		
TOTAL JUST VALUE	197,515		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	193,515		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/696	10/25/2021	WD	Q	I	01	209,000
GRANTOR: MCRAE BENJAMIN M III						
GRANTEE: ROBINSON BRANDAE						
1424/0730	11/09/2020	WD	U	I	30	100
GRANTOR: MACY WELLS & BENJAMIN						
GRANTEE: BENJAMIN M MCRAE II						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	14	16	224.00	UT	4.40	4.40	100	0	0	3	100	986	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
TOTAL OB/XF 3,686																	

BUILDING NOTES													

BUILDING DIMENSIONS
BAS= W13 FOP= N13 W19 S13 E19\$ W40 S28 BAS= S24 E18 N24W18\$ E18 FOP= E4 N4 W4 S4\$ N4E4 S4 E31 N28\$.

LAND DESCRIPTION														TOTAL OB/XF 3,686										
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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							