

COMM SE COR OF SEC, RUN N 1417.8
W 577 FT, N 1468.5 FT, W 951.41
POB, RUN S 210.07 FT, W 150 FT,

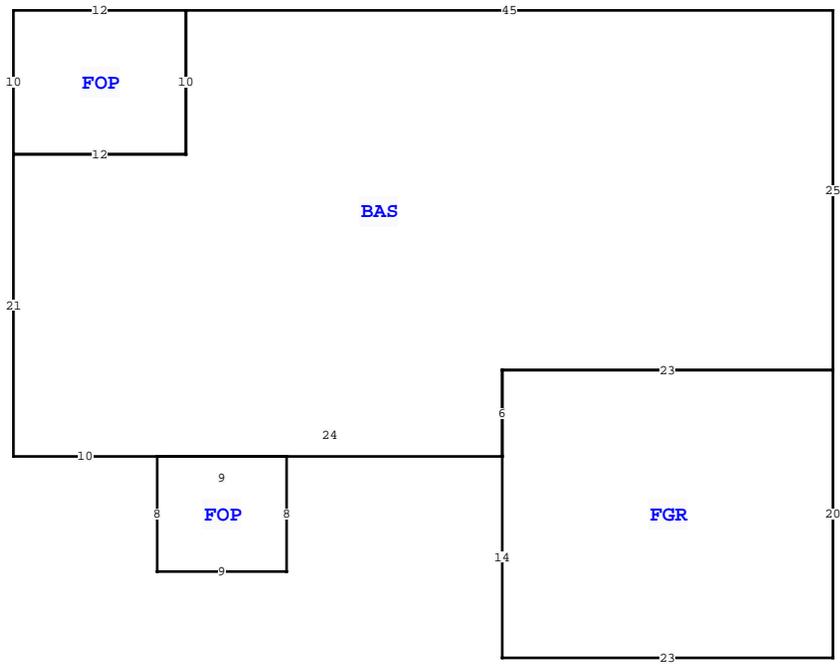
ROBERTSON KRISTIAN K/ROBERTSON SHEILA R
269 SW GREENRIDGE LN
LAKE CITY, FL 32025

2026

18-4S-17-08477-117

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,509	100	
FGR	460	55	
FOP	72	30	
FOP	120	30	
TOTALS	2,161		

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%	- 2004		Heated Area: 1509					HX Base Yr 2004	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			165,778
TOTAL MARKET OB/XF VALUE			7,480
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			195,758
SOH/AGL Deduction			64,573
ASSESSED VALUE			131,185
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			79,774
TOTAL JUST VALUE			195,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052157	Electrical Servic	0	01/27/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0991/2517	8/14/2003	WD Q	Q	I		113,900
GRANTOR: JIM BULLUCK & CYNTHIA						
GRANTEE: KRISTIAN K & SHEILA						
0917/0699	12/28/2000	WD Q	Q	I		87,500
GRANTOR: DARLENE GREEN (FKA DA						
GRANTEE: JIM & CYNTHIA BULLO						

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	0	0	1,890.00	UT	2.00	2.00	100	0	3	100	3,780	
2	0294	SHED WOOD/	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	800
3	0120	CLFENCE 4	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,500
4	0190	FPLC PF	0	100	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200
5	0296	SHED METAL	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200

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

BUILDING DIMENSIONS			
BAS= W45 FOP= W12 S10 E12 N10\$ S10 W12 S21 E10 FOP= S8 E9 N8 W9\$ E24 FGR= S14 E23 N20 W23 S6\$ N6 E23 N25\$.			

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							