COMM SE COR OF W1/2 SEC, RUN N 2 R/W LINE BROWN RD, RUN NW ALONG FT, S 13 DG W 1020.84 FT FOR POB

ROBINSON JOHN K II/ROBINSON CYNTHIA CARTRETT
292 NW SOLSTICE CT
LAKE CITY, FL 32055

2027

20-3S-16-02203-000

BUILDING CHARACTERISTICS

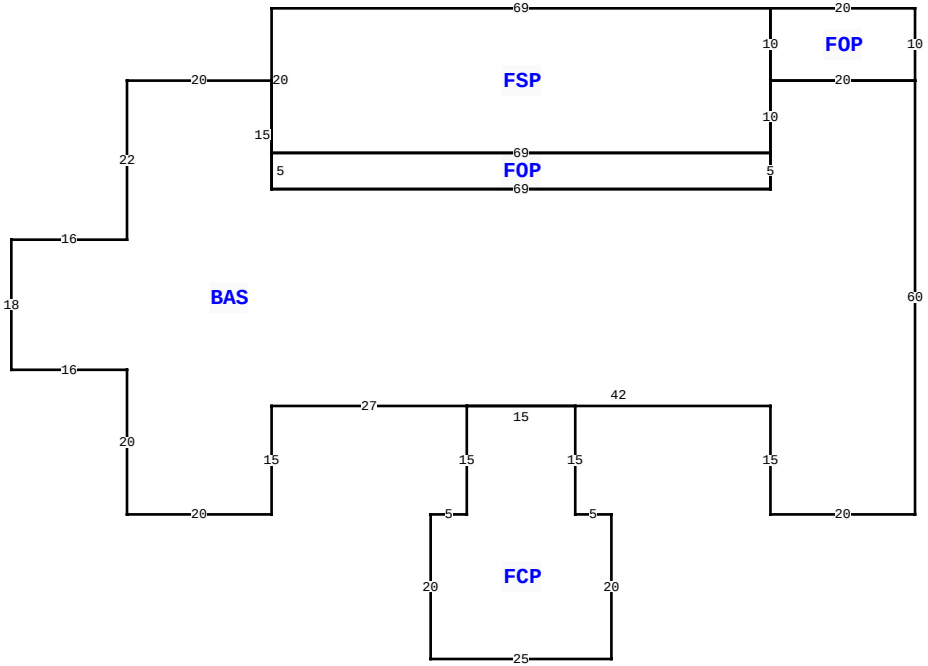
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,758	100		4,758	529,394
FCP	725	25		181	20,138
FOP	200	30		60	6,676
FOP	345	30		104	11,571
FSP	1,380	40		552	61,418
TOTALS	7,408			5,655	629,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,655	126.4395	139.08	786,497	1965	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 4758 HX Base Yr 2025



292 NW SOLSTICE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	629,198
TOTAL MARKET OB/XF VALUE	22,145
TOTAL LAND VALUE - MARKET	137,500
TOTAL MARKET VALUE	788,843
SOH/AGL Deduction	159,490
ASSESSED VALUE	629,353
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	577,942
TOTAL JUST VALUE	788,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	800,289

LAND:3:1: ABOVE AVG. VIEW,ACREAGE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049830	Electrical Servic	0	05/16/2024
14717	PUMP/UTPOL	30	11/10/1998
14001	PUMP/UTPOL	30	05/12/1998
12509	POOL	85	05/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/17	5/31/2024	WD	Q	I	01	935,000
GRANTOR: RONSONET NORBIE STEPH						
GRANTEE: ROBINSON JOHN K II						
1112/0365	2/22/2007	WD	Q	I	03	100
GRANTOR: HIGHPOINT FARMS						
GRANTEE: NORBIE STEPHEN & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N10 W69 S20 E69 N10$ S10 FOP= W69 S5 E69 N5$ S5 W69 N15 W20 S22 W16 S18E16 S20 E20 N15 E27 FCP= S15 W5 S20 E25 N20 W5 N15 W15$ E42S15 E20 N60$ FOP= N10 W20 S10 E20$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	2005	2005	3	47	16,845	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 22,145

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	2.50	55,000.00	137,500.00	137,500							

REVIEW DATE 09/03/2025 BY CM Total Acres: 8.20 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 11/16/2026 BY SYS