

COMM AT SW COR OF NE1/4 OF NW
1/4, RUN E 189.29 FT FOR POB
N 455.77 FT, E 396.35 FT, S

ROBISON ALAN/ROBISON TIFFANY
586 SE LEROY CT
LAKE CITY, FL 32025-2745

2026

26-5S-17-09396-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 80	
Interior Wall	06	CUST PANEL 20	
Interior Floor	13	LAM/VNLPLK 60	
Interior Floor	15	HARDTILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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	02
NEIGHBORHOOD/LOC	25517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,460	100	
FSP	216	40	
UOP	608	20	
TOTALS	3,284		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	SINGLE FAM	100%	- 2021																				
Heated Area: 2460						HX Base Yr 2021																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		
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			05/06/2026																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		258,122	
TOTAL MARKET OB/XF VALUE		51,270	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		374,392	
SOH/AGL Deduction		85,492	
ASSESSED VALUE		288,900	
TOTAL EXEMPTION VALUE	HX HB VX DX	61,411	
BASE TAXABLE VALUE		227,489	
TOTAL JUST VALUE		374,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046343	Roof Replacement	25,180	01/24/2023
000043301	Remodel	13,678	12/06/2021
000042238	Electrical Servic	0	06/30/2021
40969	ELECTRICAL		12/04/2020
15765	MAINT/ALTR	30	07/12/1999
13872	PUMP/UTPOL	30	04/09/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1913	4/28/2020	WD	Q	I	01	268,000
GRANTOR: CFM REI LLC						
GRANTEE: ALAN & TIFFANY ROBI						
1367/1994	8/16/2018	WD	U	I	12	105,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: CFM REI LLC						

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
1	0166	CONC, PAVMT	0 100	30 30	900.00	UT	1.50	1.50	100	1998	1998
2	0296	SHED METAL	0 100	30 32	960.00	UT	5.00	5.00	90	1998	1998
3	0020	BARN, FR	0 100	48 40	1,920.00	UT	10.00	10.00	100	0	0
4	0020	BARN, FR	0 100	80 30	2,400.00	UT	11.00	11.00	100	1999	1999

TOTAL OB/XF												51,270
586 SE LEROY CT, LAKE CITY												

BUILDING NOTES											
<p>BAS= W15 FSP= W18 S12 E18 N12\$ S12 W61 S30 UOP= S8 E76 N8 W76\$ E76 N42\$.</p>											

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					5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							