LOT 13 FAIRFIELD WOODS S/D.

ORB 452-464, 777-1163, 817-1853,

ROBINSON KRIS B/ROBINSON SANDRA I
582 W DUVAL ST
LAKE CITY, FL 32055

2027

29-3S-16-02391-013

BUILDING CHARACTERISTICS

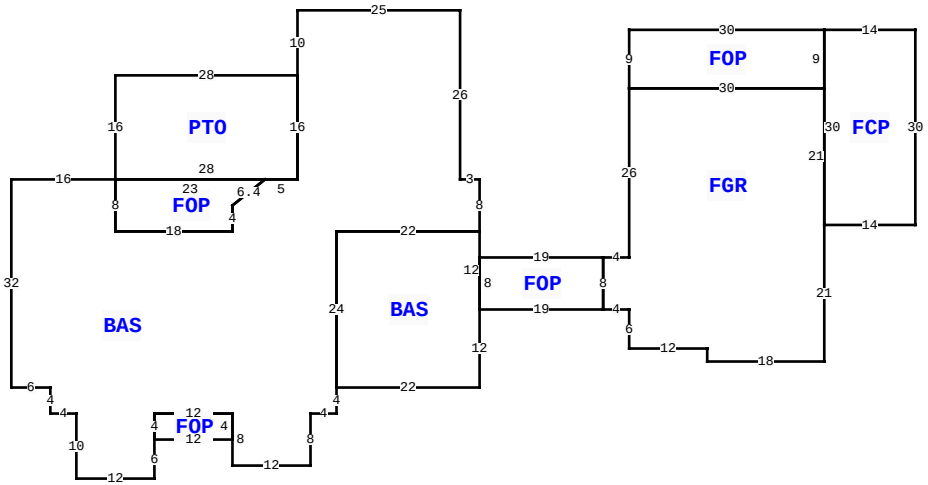
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		29316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	52,360
BAS	2,664	100		2,664	264,178
FCP	420	25		105	10,412
FGR	1,268	55		697	69,119
FOP	48	30		14	1,388
FOP	152	30		46	4,562
FOP	154	30		46	4,562
FOP	270	30		81	8,032
PTO	448	5		22	2,182
TOTALS	5,952			4,203	416,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,203	126.9730	139.67	587,033	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2022 Heated Area: 3192 HX Base Yr 2022



655 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	552.00	UT	1.50	1.50	100	1996	1996	3	100	828	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0280	POOL R/CON	0	100	17	38	646.00	UT	70.00	70.00	100	2017	2017	3	84	37,985	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	416,793
TOTAL MARKET OB/XF VALUE	42,813
TOTAL LAND VALUE - MARKET	52,140
TOTAL MARKET VALUE	511,746
SOH/AGL Deduction	65,708
ASSESSED VALUE	446,038
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	394,627
TOTAL JUST VALUE	511,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054151	Roof Replacement	74,925	09/26/2025
32058	POOL	275	06/23/2014
30087	GARAGE	217	04/17/2012
10786	SFR	400	02/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/163	8/26/2021	WD	Q	I	01	469,900
GRANTOR: VARNEY KENDALL P						
GRANTEE: ROBINSON KRIS B						
0982/0389	4/24/2003	WD	Q	I		180,000
GRANTOR: GLENN & ANN SHILLER						
GRANTEE: KENDALL & JAMIE VAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S10 PTO= W28 S16 FOP= S8 E18 N4 R5 U4 W23$ E28 N16$ S16 W5 D4 L5 S4 W18N8 W16 S32 E6 S4 E4 S10 E12 N6FOP= E12 N4 W12 S4$ N4 E12 S8E12 N8 E4 N4 BAS= E22 N12 FOP= E19 FGR= E4 S6 E12 S2 E18 N21 FCP= E14 N30 W14 S30$ N21 FOP= N9 W30 S9 E30$ W30 S26 W4 S8$ N8 W19 S8$ N12 W22 S24$ N24 E22 N8 W3 N26$.

LAND DESCRIPTION

TOTAL OB/XF 42,813

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-3	0.00	0.00	2.37	AC		1.00	1.00	1.00	22,000.00	22,000.00	52,140							

REVIEW DATE 03/01/2023 BY KS Total Acres: 2.37 Total Land Value: 52,140 Market: 0 Agricultural: 0 Common: 52,140 PRINTED 11/17/2026 BY SYS