

LOT 13 FAIRFIELD WOODS S/D.
ORB 452-464, 777-1163, 817-1853,

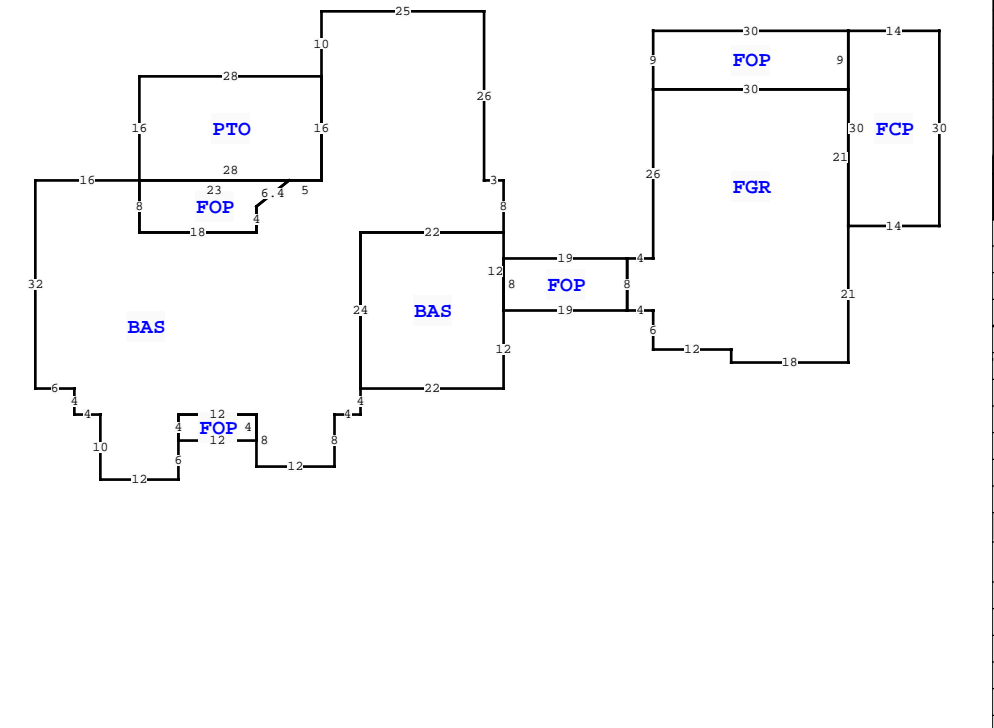
ROBINSON KRIS B/ROBINSON SANDRA I
582 W DUVAL ST
LAKE CITY, FL 32055

2026

29-3S-16-02391-013
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	BUILDING CHARACTERISTICS 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

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	142.21	597,709	1996	1996	0	0	29.00	71.00



QUALITY	CD	QUALITY
05	05	05

DOR CODE	CD	SINGLE FAMILY
0100		SINGLE FAMILY

MAP NUM	MKT AREA	CD
		01

NEIGHBORHOOD/LOC	CD	1.00/
29316.020		1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	53,312
BAS	2,664	100		2,664	268,981
FCP	420	25		105	10,602
FGR	1,268	55		697	70,375
FOP	48	30		14	1,414
FOP	152	30		46	4,645
FOP	154	30		46	4,645
FOP	270	30		81	8,178
PTO	448	5		22	2,222
TOTALS	5,952			4,203	424,373

655 NW LONA LOOP, LAKE CITY

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

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		424,373
TOTAL MARKET OB/XF VALUE		42,813
TOTAL LAND VALUE - MARKET		52,140
TOTAL MARKET VALUE		519,326
SOH/AGL Deduction		86,279
ASSESSED VALUE		433,047
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		381,636
TOTAL JUST VALUE		519,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,467

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\$.	

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	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	

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	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							