

LOT 39 EMERALD COVE S/D PHS 1.
 WD 1075-405, TD 1326-382, FJ 134

ROBINSON SEANETTA/ROBINSON JAMES
 222 SW WOODLEAF CT
 LAKE CITY, FL 32024

2026

33-3S-16-02438-139


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 35,000 TOTAL MARKET VALUE 35,000 SOH/AGL Deduction 6,744 ASSESSED VALUE 28,256 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 28,256 TOTAL JUST VALUE 35,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,000																			
DOR CODE 0000 VACANT																																							
MAP NUM MKT AREA 06																																							
NEIGHBORHOOD/LOC 33316.00 1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1368/1958 9/13/2018 FJ U V 18 0 GRANTOR: CLERK OF COURT GRANTEE: LEXINGTON ESTATES L 1358/1398 4/24/2018 WD Q V 01 17,900 GRANTOR: LEXINGTON ESTATES LLC GRANTEE: SEANETTA ROBINSON &																			
TOTALS																				BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/14/2026 MLU									
EXTRA FEATURES										198 SW WOODLEAF CT, LAKE CITY										BUILDING NOTES																			
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	BUILDING DIMENSIONS																						
																	TOTAL OB/XF 0																						
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/25/2026 BY SYS																																							