W1/2 LOT 1 BLK 3 ANDREWS PARK S/
LE 1026-528, 1023-2598, 1023-259

ROBERTS CHAD EVANS
161 SE BOY WAY
LAKE CITY, FL 32025

2026

34-3S-17-07041-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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 06

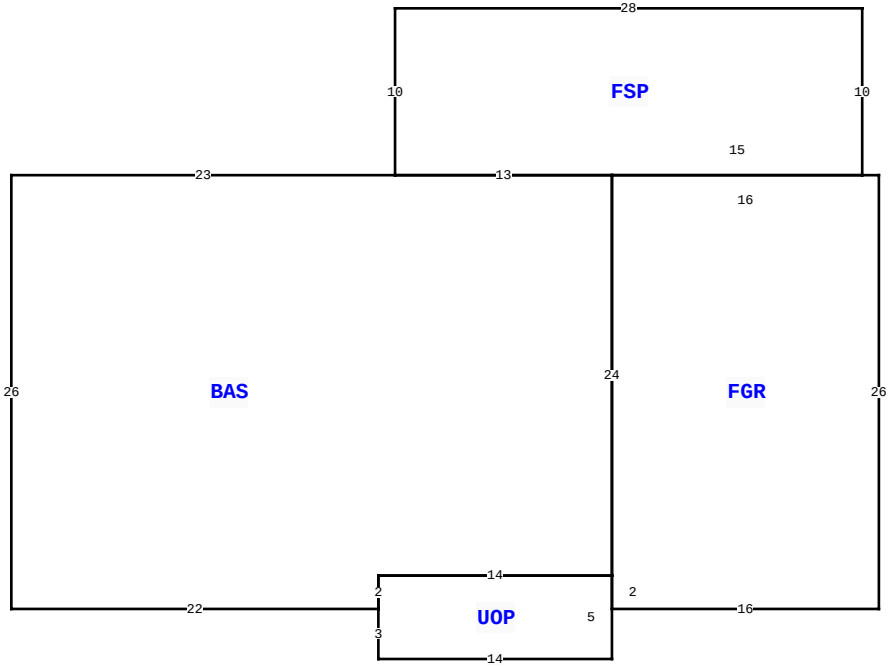
NEIGHBORHOOD/LOC 34317.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100		908	56,518
FGR	416	55		229	14,254
FSP	280	40		112	6,971
UOP	70	20		14	872
TOTALS	1,674			1,263	78,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,263	85.5000	95.76	120,945	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 908 HX Base Yr



191 SE BOY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	0	0	0	1.00	UT	1,901.40	1,901.40	100	0	0	3	100	1,901	
2	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0030	BARN,MT	0	0	28	54	1.00	UT	16,632.00	16,632.00	75	2017	2017	3	75	12,474	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,614
TOTAL MARKET OB/XF VALUE	15,725
TOTAL LAND VALUE - MARKET	7,670
TOTAL MARKET VALUE	102,009
SOH/AGL Deduction	0
ASSESSED VALUE	102,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,009
TOTAL JUST VALUE	102,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0224	4/03/2012	WD	U	I	11	0

GRANTOR: DANNY EVANS ROBERTS

GRANTEE: CHAD EVANS ROBERTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S26 E22 UOP= S3 E14N5 W14 S2$ N2 E14 FGR= S2 E16 N26 W16 S24$ N24 FSP= E15 N10 W28 S10 E13$ W13$.

LAND DESCRIPTION

TOTAL OB/XF 15,725

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	0			0.00	0.00	0.59	AC		1.00	1.00	1.00	13,000.00	13,000.00	7,670							

REVIEW DATE 02/02/2017 BY DF Total Acres: 0.59 Total Land Value: 7,670 Market: 0 Agricultural: 0 Common: 7,670 PRINTED 06/19/2026 BY SYS