COMM NW COR OF NE1/4, RUN S 1503
RUN E 464.65 FT, S 180 FT, W 463
POB & EX .90 AC DESC IN QC 1540-

ROBERTS GARY/ROBERTS SHELLEY
221 NE OSBURN WAY
LAKE CITY, FL 32055

2026

35-3S-17-07286-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

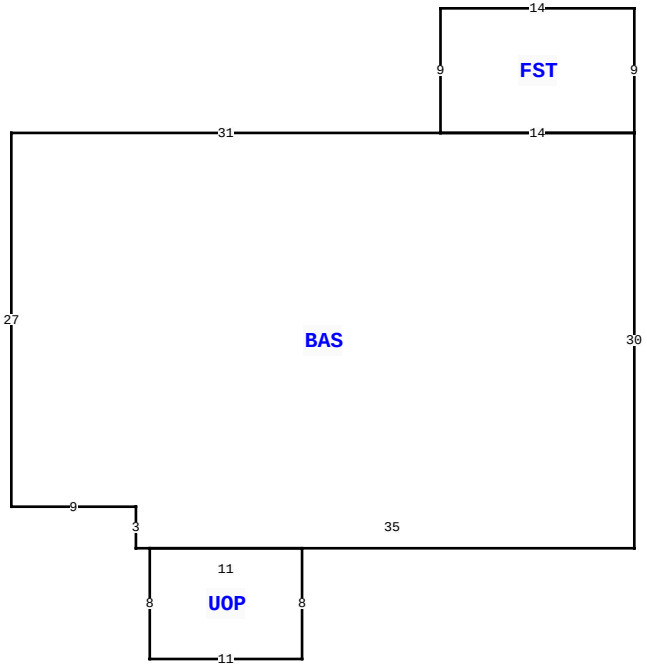
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100		1,323	110,280
FST	126	55		69	5,752
UOP	88	20		18	1,500
TOTALS	1,537			1,410	117,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,410	114.5000	128.24	180,818	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1323 HX Base Yr 2019



221 NE OSBURN 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	0011	BARN,BLK A	0	100	17	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,292	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0011	BARN,BLK A	0	100	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	450	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	250	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		117,532
TOTAL MARKET OB/XF VALUE		3,392
TOTAL LAND VALUE - MARKET		8,064
TOTAL MARKET VALUE		128,988
SOH/AGL Deduction		34,292
ASSESSED VALUE		94,696
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,285
TOTAL JUST VALUE		128,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1609	12/01/2018	AG	U	I	21	30,350
GRANTOR: RUSSELL & VIVKIE DEPR						
GRANTEE: GARY & SHELLEY ROBE						
0979/1578	4/01/2003	WD	Q	I		45,000
GRANTOR: J B MCCORMICK						
GRANTEE: RUSSELL DEPRATTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S27 E9 S3 E1 UOP= S8 E11 N8 W11$ E35 N30 FST= N9 W14 S9 E14$ W14$.

LAND DESCRIPTION

TOTAL OB/XF 3,392

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			0.00	0.00	0.96	AC		1.00	1.00	1.00	8,400.00	8,400.00	8,064							

REVIEW DATE 03/16/2020 BY CP Total Acres: 0.96 Total Land Value: 8,064 Market: 0 Agricultural: 0 Common: 8,064 PRINTED 06/19/2026 BY SYS