COMM NE COR OF SE1/4, RUN S
208 FT, W 245 FT FOR POB, CONT
N 89 DG W 264.81 FT, N 88 DG W

ROBERTS CHARLES D/ROBERTS TINA C
468 NW HACKNEY TERR
LAKE CITY, FL 32055

**2027**

**36-3S-16-02600-000**

## BUILDING CHARACTERISTICS

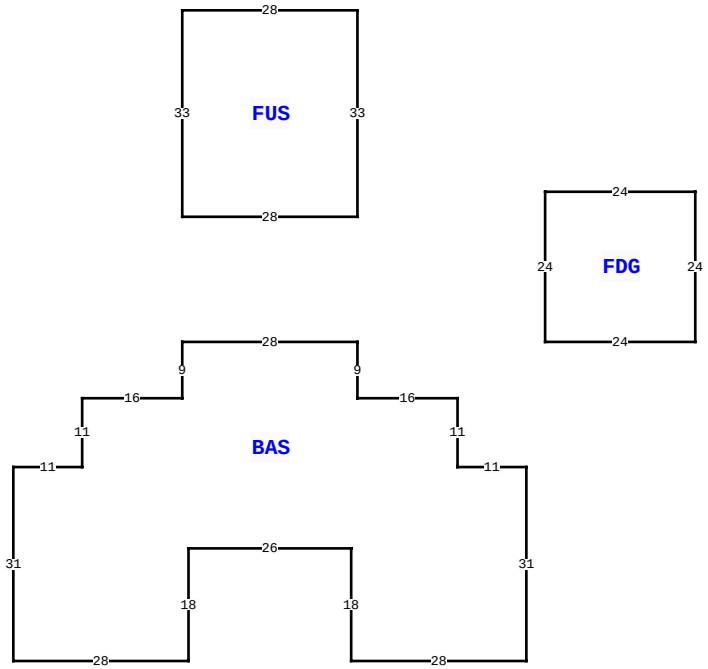
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 36316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,986 | 100 | | 2,986 | 272,677 |
| FDG | 576 | 60 | | 346 | 31,597 |
| FUS | 924 | 100 | | 924 | 84,378 |
| TOTALS | 4,486 | | | 4,256 | 388,651 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,256 | 127.7199 | 140.49 | 597,925 | 1968 | 1968 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 3910 HX Base Yr




468 NW HACKNEY TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 388,651 |
| TOTAL MARKET OB/XF VALUE | 83,951 |
| TOTAL LAND VALUE - MARKET | 168,131 |
| TOTAL MARKET VALUE | 491,430 |
| SOH/AGL Deduction | 159,719 |
| ASSESSED VALUE | 331,711 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 280,300 |
| TOTAL JUST VALUE | 640,733 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 647,816 |

SALE:15:1: 28.50 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050859 | Generator | 0 | 09/19/2024 |
| 30925 | SFR | 0 | 04/09/2013 |
| 13801 | POOL | 200 | 03/24/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1358/1055 | 4/24/2018 | WD | U | I | 11 | 100 |
| GRANTOR: CLARENCE E BROWN III | | | | | | |
| GRANTEE: CHARLES DENNIS ROBE | | | | | | |
| 1267/0188 | 12/19/2013 | WD | U | V | 11 | 0 |
| GRANTOR: THOMAS W BROWN ETAL | | | | | | |
| GRANTEE: THOMAS W BROWN & CL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S9 W16 S11 W11 S31 E28N18 E26 S18 E28 N31 W11 N11 W16 N9$ PTR=N20 FUS= N33 W28 S33 E28$ S20 PTR=E30 FDG= E24 N24 W24 S24$ W30$.

## 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 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 17 | 33 | 561.00 | UT | 70.00 | 70.00 | 100 | 1998 | 1998 | 3 | 40 | 15,708 | |
| 3 | 0264 | PRCH,FSP | 0 | 100 | 32 | 60 | 1,920.00 | UT | 4.00 | 4.00 | 100 | 1998 | 1998 | 3 | 100 | 7,680 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,342.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 2,013 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 6 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 7 | 0166 | CONC,PAVMT | 0 | 0 | 4 | 54 | 216.00 | UT | 2.00 | 2.00 | 70 | 1993 | 1993 | 3 | 70 | 302 | |
| 8 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1,032.00 | UT | 2.50 | 2.50 | 60 | 1993 | 1993 | 3 | 60 | 1,548 | |
| 9 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 600 | |
| 10 | 0030 | BARN,MT | 0 | 0 | 36 | 23 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 22,600 | |

TOTAL OB/XF 55,651

## LAND DESCRIPTION

| 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 | | 00 | 0.00 | 0.00 | 1.47 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 9,555 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 14.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 6,230 | | | | | | | |
| 3 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 1,967 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 21.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 157,500 | | | | | | | |
| 5 | 9540 | C | LAKE BOTTOM | 0 | | A-1 | 0.00 | 0.00 | 6.15 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 1,076 | | | | | | | |

REVIEW DATE 03/06/2026 BY robin Total Acres: 28.62 Total Land Value: 18,828 Market: 157,500 Agricultural: 8,197 Common: 10,631 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4, RUN S
208 FT, W 245 FT FOR POB, CONT
N 89 DG W 264.81 FT, N 88 DG W

ROBERTS CHARLES D/ROBERTS TINA C
468 NW HACKNEY TERR
LAKE CITY, FL 32055

**2027**

**36-3S-16-02600-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
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|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 36316.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
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| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 280,300 |
| TOTAL JUST VALUE | | 640,733 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 647,816 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1358/1055 | 4/24/2018 | WD | U | I | 11 | 100 |
| GRANTOR: CLARENCE E BROWN III | | | | | | |
| GRANTEE: CHARLES DENNIS ROBE | | | | | | |
| 1267/0188 | 12/19/2013 | WD | U | V | 11 | 0 |
| GRANTOR: THOMAS W BROWN ETAL | | | | | | |
| GRANTEE: THOMAS W BROWN & CL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0060 | CARPORT F | 0 | 100 | 36 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 22,600 | |
| 12 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 28,300

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 03/06/2026 BY robin Total Acres: 28.62 Total Land Value: 18,828 Market: 157,500 Agricultural: 8,197 Common: 10,631 PRINTED 11/17/2026 BY SYS