BEG SW COR OF NE1/4, RUN N
1499.64 FT, SE 327.68 FT, SW
1440.84 FT, W 250.95 FT TO

ROBINSON BRUCE W/ROBINSON MARY N
392 NW OVERFLOW LAKE DR
LAKE CITY, FL 32055

2026

36-3S-16-02603-000

BUILDING CHARACTERISTICS

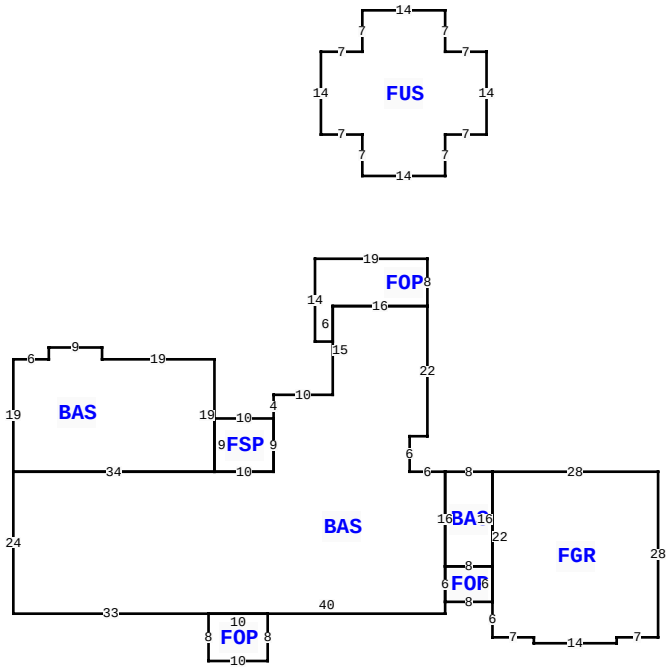
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	9,581
BAS	664	100		664	49,703
BAS	2,312	100		2,312	173,063
FGR	798	55		439	32,861
FOP	48	30		14	1,048
FOP	80	30		24	1,797
FOP	170	30		51	3,817
FSP	90	40		36	2,695
FUS	588	100		588	44,014
TOTALS	4,878			4,256	318,579

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	102.8200	115.16	490,121	1962	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3692 HX Base Yr



392 NW OVERFLOW LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		318,579
TOTAL MARKET OB/XF VALUE		9,252
TOTAL LAND VALUE - MARKET		85,600
TOTAL MARKET VALUE		413,431
SOH/AGL Deduction		180,716
ASSESSED VALUE		232,715
TOTAL EXEMPTION VALUE	HX HB VP	80,611
BASE TAXABLE VALUE		152,104
TOTAL JUST VALUE		413,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051815	Electrical Servic	0	12/13/2024
000045699	Roof Replacement	25,000	10/18/2022
23049	ADDN SFR	411	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/1768	9/25/2001	TR	Q	V	01	100
GRANTOR: CLARENCE E BROWN JR						
GRANTEE: BRUCE & MARY ROBINS						
0936/1766	9/25/2001	TR	Q	V	01	100
GRANTOR: BROWN AS PR & TRUSTEE						
GRANTEE: BRUCE & MARY ROBINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N6 E3 N22 FOP= N8 W19 S14 E3 N6 E16$ W16 S15 W10 S4 FSP= W10 S9 E10 N9$ S9 W10 BAS= N19 W19 N2 W9 S2 W6 S19 E34$ W34 S24 E33 FOP= S8 E10 N8 W10$ E40 N2 FOP= E8FGR= S6 E7S1 E14 N1 E7 N28 W28 S22$ N6 W8 S6$ N6 BAS= E8 N16 W8 S16$ N16$ PTR= N50 FUS= N7 E7 N14 W7 N7 W14 S7 W7 S14 E7 S7 E14$ S50$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	8	28	224.00	UT	2.50	2.50	60	1993	1993	3	60	336	
3	0166	CONC,PAVMT	0	100	0	0	1,504.00	UT	2.50	2.50	100	2006	2006	3	100	3,760	
4	0080	DECKING	0	100	12	18	216.00	UT	8.00	8.00	100	2006	2006	3	100	1,728	
5	0080	DECKING	0	100	6	36	216.00	UT	8.00	8.00	100	2006	2006	3	100	1,728	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,252

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	8.90	AC		1.00	1.00	1.00	9,000.00	9,000.00	80,100							

REVIEW DATE 12/26/2024 BY TW Total Acres: 9.90 Total Land Value: 85,600 Market: 0 Agricultural: 0 Common: 85,600 PRINTED 06/19/2026 BY SYS