LOT 5 BLOCK B HOLLY BROOK S/D.
811-1185, 837-2025, WD 1051-2860

ROBINSON ROBERT STEVEN
498 SW DEANNA TER
LAKE CITY, FL 32025

2024

07-4S-17-08106-235

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

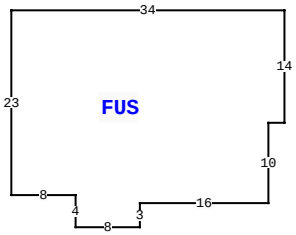
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	7417.0600	1.00/

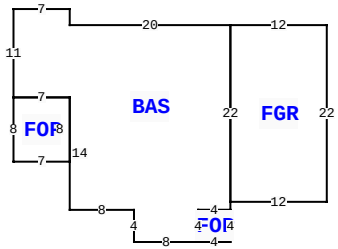
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	569	100	569	53,187
FGR	264	55	145	13,554
FOP	16	30	5	467
FOP	56	30	17	1,589
FUS	812	100	812	75,901
TOTALS	1,717		1,548	144,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	117.3150	112.62	174,336	2006	2006	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1381 HX Base Yr





498 SW DEANNA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,699
TOTAL MARKET OB/XF VALUE	4,397
TOTAL LAND VALUE - MARKET	13,875
TOTAL MARKET VALUE	162,971
SOH/AGL Deduction	0
ASSESSED VALUE	162,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,971
TOTAL JUST VALUE	162,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24265	SFR	447	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1430	2/03/2022	WD	Q	I	01	149,900
GRANTOR: HANSEN MICHELLE						
GRANTEE: ROBINSON ROBERT STE						
1169/1737	3/17/2009	WD	Q	I	01	138,000
GRANTOR: WOLFRAM SCHROM						
GRANTEE: MICHELLE HANSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N2 W7 S11 FOP= S8 E7 N8 W7$ E7 S14 E8 S4 E8 FOP= E4 N4 W4 S4$ N4 E4 N1 FGR= E12 N22 W12 S22$ N22$ PTR= N30 FUS= N10 E2 N14 W34 S23 E8 S4 E8 N3 E16$ S30$.

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	0166	CONC,PAVMT	0	0	0	0	999.00	UT	3.00	3.00	100	2006	2006	3	100	2,997	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,397

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 03/29/2017 BY DFRP Total Acres: 0.53 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875 PRINTED 11/01/2023 BY SYS