LOT 31 SHERWOOD FOREST S/D UNIT
424-50, 488-62, 589-150, WD 1267

ALLEN RANDALL BRYANT/ALLEN SANDRA
263 SE ROBINHOOD PL
HIGH SPRINGS, FL 32643

2025

10-7S-17-09973-031

BUILDING CHARACTERISTICS

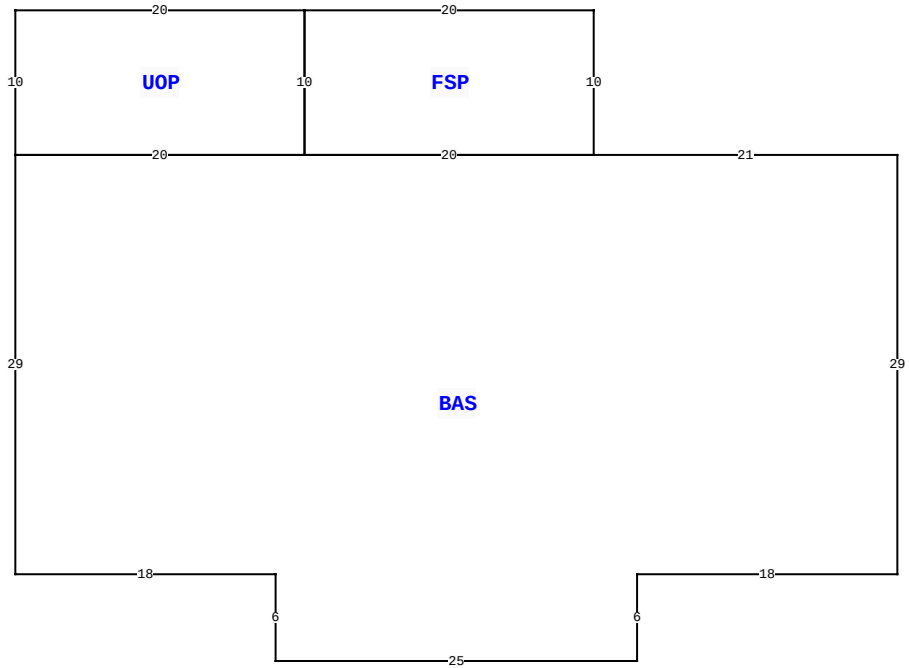
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 02
NEIGHBORHOOD/LOC	10717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100		1,919	156,979
FSP	200	40		80	6,544
UOP	200	20		40	3,272
TOTALS	2,319			2,039	166,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	112.3650	125.85	256,608	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1919 HX Base Yr



263 SE ROBINHOOD PL, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
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	0210	GARAGE U	0	100	24	26	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,795
TOTAL MARKET OB/XF VALUE		13,350
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		210,145
SOH/AGL Deduction		77,865
ASSESSED VALUE		132,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,558
TOTAL JUST VALUE		210,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050471	Roof Replacement	5,000	07/31/2024
000050434	Remodel	4,855	07/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/582	8/25/2022	WD	Q	I	01	30,000
GRANTOR: JOHNS PAT						
GRANTEE: ALLEN RANDALL BRYAN						
1267/1001	12/19/2013	WD	U	I	14	100
GRANTOR: RANDALL BRYANT ALLEN						
GRANTEE: RANDALL B & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N10 W20 S10 E20$ W20 UOP= N10 W20 S10 E20$ W20 S29 E18 S6 E25 N6 E18N29$.

LAND DESCRIPTION

TOTAL OB/XF 13,350

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		A-1	261.00	168.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	9901	C	AC/XFOB	100		A-1	329.00	132.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 11/27/2017 BY BC Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/25/2025 BY SYS