COMM AT SW COR OF NE1/4 OF NW
1/4, RUN E 189.29 FT FOR POB
N 455.77 FT, E 396.35 FT, S

ROBISON ALAN
586 SW LEROY CT
LAKE CITY, FL 32025-2745

2022

26-5S-17-09396-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

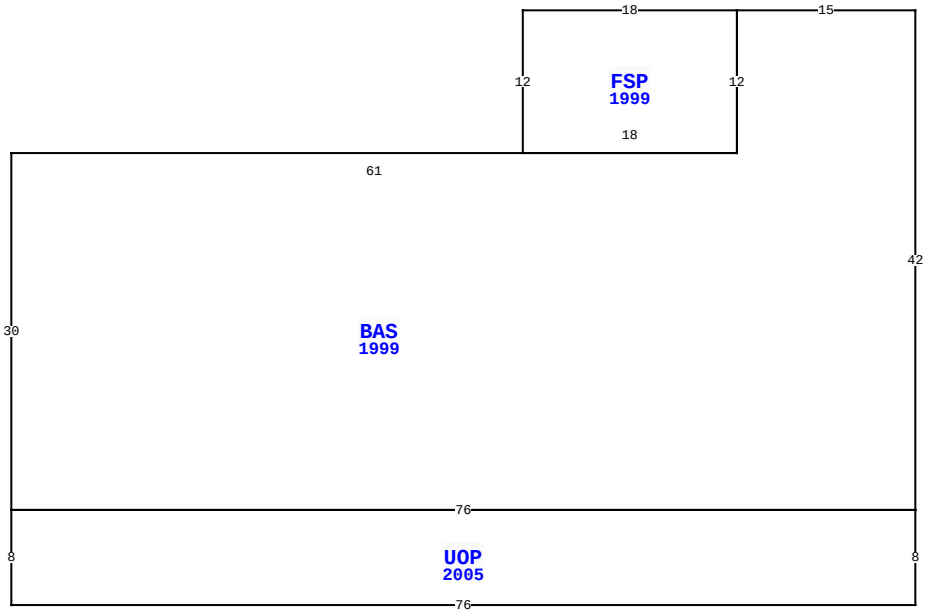
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	25517.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2,460	155,499
FSP	216	40	86	5,436
UOP	608	20	122	7,712
TOTALS	3,284		2,668	168,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,668	115.7760	81.04	216,215	1999	1999	0	0	0	22.00	78.00

2 SINGLE FAM - 100% - 2021 HX Base Yr 2021



586 SE LEROY Ct, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,648
TOTAL MARKET OB/XF VALUE		51,270
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		249,918
SOH/AGL Deduction		0
ASSESSED VALUE		249,918
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		194,918
TOTAL JUST VALUE		249,918
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1	4/28/2020	WD	Q	I	01	268,000
GRANTOR: CFM REI LLC						
GRANTEE: ALAN & TIFFANY ROBI						
2	8/16/2018	WD	U	I	12	105,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: CFM REI LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 FSP=[YR=1999] W18 S12 E18 N12$ S12 W61 S30
UOP=[YR=2005] S8 E76 N8 W76$ E76 N42$.

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	100	30	30	900.00	UT	1.50	1.50	100	1998	1998	3	100	1,350	
2	0296	SHED METAL	0	100	30	32	960.00	UT	5.00	5.00	90	1998	1998	3	90	4,320	
3	0020	BARN,FR	0	100	48	40	1,920.00	UT	10.00	10.00	100	0	0	3	100	19,200	
4	0020	BARN,FR	0	100	80	30	2,400.00	UT	11.00	11.00	100	1999	1999	3	100	26,400	

LAND DESCRIPTION

TOTAL OB/XF 51,270

LN	USE CODE	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	SFR	100					5.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,000							

REVIEW DATE 02/12/2021 BY BC Total Acres: 5.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 12/02/2021