E DIV: LOTS 1 & 2 BLOCK 1 OAK PA

DC 744-1320, 869-2146,2148, 879-

ROBBINS RON
6502 BULB FARM RD
WELLBORN, FL 32094

2026

00-00-00-13394-000

BUILDING CHARACTERISTICS

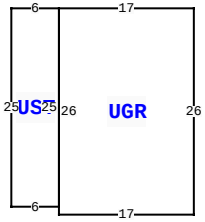
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.170	1.00/

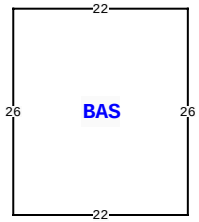
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	40,125
UGR	442	45		199	13,959
UST	150	45		68	4,770
TOTALS	1,164			839	58,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	839	96.3540	107.92	90,545	1959	1959	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 572 HX Base Yr





308 SE AVALON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,854
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	10,450
TOTAL MARKET VALUE	71,604
SOH/AGL Deduction	21,265
ASSESSED VALUE	50,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,339
TOTAL JUST VALUE	71,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/0424	9/29/2014	QC	U	I	11	100
GRANTOR: CHARLES E MEYER						
GRANTEE: RON ROBBINS						
1157/1844	8/26/2008	QC	Q	I	01	100
GRANTOR: CHARLES E MEYER						
GRANTEE: RON ROBBINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S26 E22 N26$ PTR= N30UGR= N26 W17 UST= W6 S25 E6 N25$ S26 E17$ 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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
1	0000	C	VAC RES	0		*RSF-3	100.00	110.00	5,500.00	SF		1.00	1.00	1.00	0.95	0.95	5,225							
2	0100	C	SFR	0		*RSF-3	0.00	0.00	5,500.00	SF		1.00	1.00	1.00	0.95	0.95	5,225							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.25 Total Land Value: 10,450 Market: 0 Agricultural: 0 Common: 10,450 PRINTED 10/02/2025 BY SYS