COMM AT NW COR OF S1/2 OF NW 1/4
FT, S 499.96 FT, CONT S 501.40 F
FT, CONT S 508.77 FT, CONT S 817

MOORE DENVER R/MOORE CHARLOTTE
274 SW ROBIN LN
FORT WHITE, FL 32038

2026

06-7S-17-09925-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

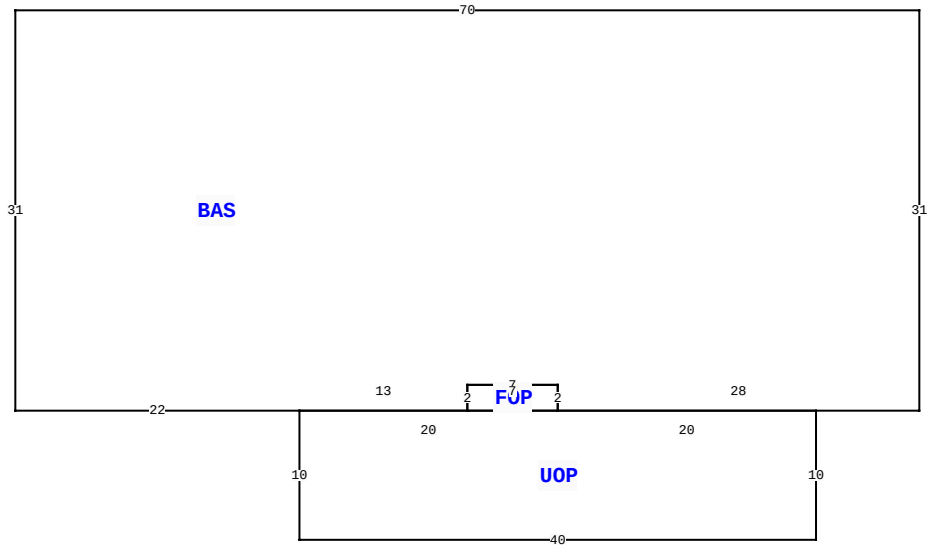
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 6717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100		2,156	140,814
FOP	14	35		5	326
UOP	400	25		100	6,531
TOTALS	2,570			2,261	147,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,261	113.9000	107.07	242,085	2010	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2010 Heated Area: 2156 HX Base Yr 2010



274 SW ROBIN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,672
TOTAL MARKET OB/XF VALUE		21,100
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		222,282
SOH/AGL Deduction		104,887
ASSESSED VALUE		117,395
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,673
TOTAL JUST VALUE		263,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27901	M H	491	06/22/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/0581	1/11/2019	WD	Q	V	03	40,000
GRANTOR: JEFFREY W & SHAWNA A						
GRANTEE: CHARLOTTE THOMAS &						
1174/1147	5/28/2009	WD	Q	V	01	56,000
GRANTOR: ROY & TRACY BOWLING						
GRANTEE: DENVER & CHARLOTTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S31 E22 UOP= S10 E40 N10 W20 FOP= N2 W7 S2 E7$ W20$E13 N2 E7 S2 E28 N31$.

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	0294	SHED WOOD/	0	100	10	16	160.00	UT	11.00	11.00	75	2009	2009	3	75	1,320	
2	0040	BARN,POLE	0	100	38	34	1,292.00	UT	2.50	2.50	100	2009	2009	3	100	3,230	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 21,100

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	0200	C	MBL HM	100			0.00	0.00	5.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	52,250							
2	6200	A	PASTURE 3	0			0.00	0.00	4.50	AC		1.00	1.00	1.00	280.00	280.00	1,260							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	42,750							

REVIEW DATE 11/07/2017 BY DF Total Acres: 10.00 Total Land Value: 53,510 Market: 42,750 Agricultural: 1,260 Common: 52,250 PRINTED 10/03/2025 BY SYS