(AKA LOTS 5, 6 & PART OF LOT 7 L
UNR DES AS): COMM NW COR OF SW1/
E 613.90 FT FOR POB, RUN SE 554.

ROBINSON ELLIOT THOMAS/ROBINSON APRIL BETH
275 NW PINELLAS CT
LAKE CITY, FL 32055

2026

22-3S-16-02254-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

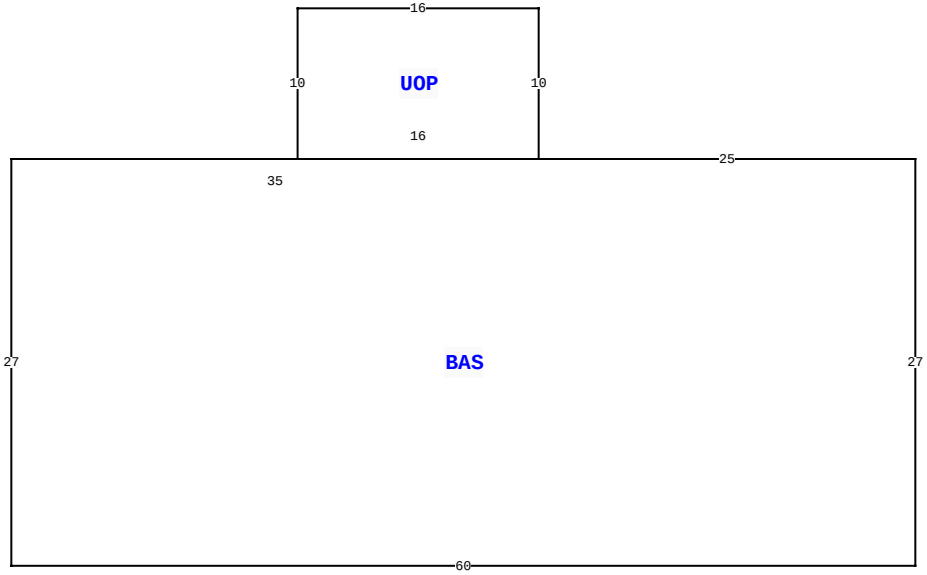
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	107,664
UOP	160	25		40	2,658
TOTALS	1,780			1,660	110,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,660	115.9000	108.95	180,857	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2024 Heated Area: 1620 HX Base Yr 2024



275 NW PINELLAS CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,323
TOTAL MARKET OB/XF VALUE		10,056
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		174,979
SOH/AGL Deduction		0
ASSESSED VALUE		174,979
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,257
TOTAL JUST VALUE		174,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052894	Electrical Servic		04/15/2025
27756	M H	375	04/20/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2495	2/19/2023	WD	U	I	11	100
GRANTOR: RECTOR EDWARD JAMES						
GRANTEE: ROBINSON ELLIOT THO						
1484/1408	2/10/2023	WD	Q	I	01	256,000
GRANTOR: RECTOR EDWARD JAMES						
GRANTEE: ROBINSON ELLIOT THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N10 W16 S10 E16$ W35 S27 E60 N27$.

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	0251	LEAN TO W/	0	100	10	12	120.00	UT	3.00	3.00	60	1993	1993	3	60	216	
2	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	100	1993	1993	3	100	240	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,056

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.20	AC		1.00	1.00	1.00	13,000.00	13,000.00	54,600							

REVIEW DATE 05/30/2025 BY TW Total Acres: 4.20 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 11/18/2025 BY SYS