LOT 15 PINE HAVEN S/D.

803-1574, WD 1477-1883,

CORBIN RICKY DALE/CORBIN MELINDA CATHERINE
215 SW CANTALOUPE AVE
LAKE CITY, FL 32024

2026

31-5S-16-03744-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

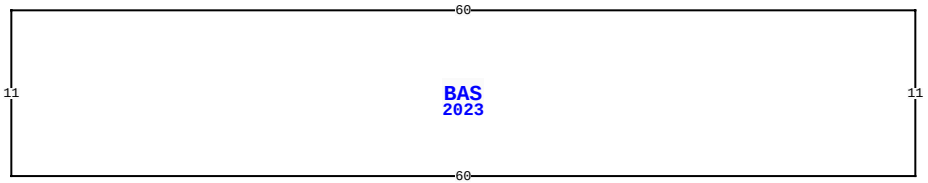
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	00	N/A 50
Interior Floo	08	SHT VINYL 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2023	660	11,761
TOTALS	660			660	11,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	74.2500	44.55	29,403	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 660 HX Base Yr



215 SW CANTALOUPE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	11,761
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	60,500
TOTAL MARKET VALUE	79,461
SOH/AGL Deduction	0
ASSESSED VALUE	79,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,461
TOTAL JUST VALUE	79,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14427	M H	125	08/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1883	10/10/2022	WD	U	I	34	22,000

GRANTOR: DEAS-BULLARD PROPERTI

GRANTEE: CORBIN RICKY DALE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,22] E60 S11 W60 N11 $
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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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	55,000.00	60,500.00	60,500							

REVIEW DATE 02/09/2023 BY JB Total Acres: 5.83 Total Land Value: 60,500 Market: 0 Agricultural: 0 Common: 60,500 PRINTED 11/24/2025 BY SYS