(AKA LOT 5 PINE FOREST UNREC). C
OF SE1/4, RUN E 248.36 FT, N 524
POB, CONT N 516.04 FT, E 843.8 F

ROBERTS BARBARA JEAN/ALBRITTON LARRY WILLIAM
811 SW CANTALOUPE AVE
LAKE CITY, FL 32024

2026

31-5S-16-03744-405

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

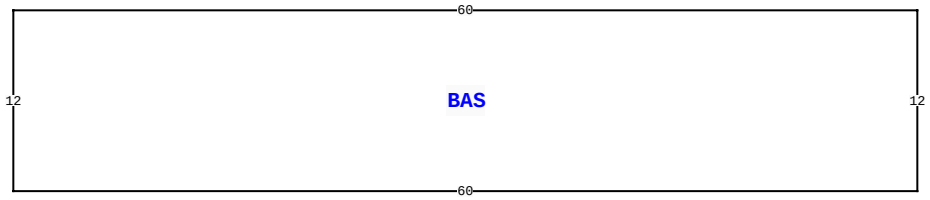
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	12,776
TOTALS	720			720	12,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	720	80.6550	44.36	31,939	1985	1985	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2018 Heated Area: 720 HX Base Yr 2018



811 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		12,776
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		100,556
SOH/AGL Deduction		37,117
ASSESSED VALUE		63,439
TOTAL EXEMPTION VALUE	HX HB DX SX	63,439
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		100,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27420	TR/TRAILER	139	10/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/2417	11/04/2015	QC	U	I	30	100
GRANTOR: BARBARA JEAN ROBERTS						
GRANTEE: BARBARA JEAN ROBERT						
1303/1283	7/29/2015	QC	U	I	11	100
GRANTOR: MANUEL SOTO						
GRANTEE: BARBARA JEAN ROBERT						

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,080							

REVIEW DATE 02/03/2020 BY BC Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 11/18/2025 BY SYS