NW1/4 OF NE1/4 N OF SAL RR &
THE E 6 AC OF NE1/4 OF NW1/4
N OF SAL R/R. 650-843, WD

ROBBINS REAL ESTATE INC
13001 N NEBRASKA AVE, P O BOX 17939
TAMPA, FL 33682-7939

2026

35-3S-17-07253-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		1 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03

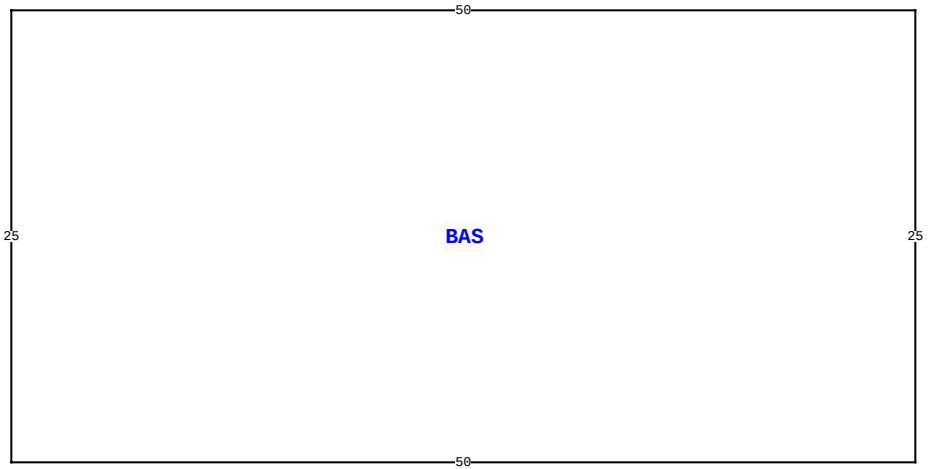
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	16,341
TOTALS	1,250			1,250	16,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	1,250	67.2840	24.90	31,125	1994	1994	0	0	0	47.50	52.50

2 C B MISC 0% - 0 Heated Area: 1250 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,203,992
TOTAL MARKET OB/XF VALUE		275,257
TOTAL LAND VALUE - MARKET		245,910
TOTAL MARKET VALUE		1,725,159
SOH/AGL Deduction		0
ASSESSED VALUE		1,725,159
TOTAL EXEMPTION VALUE	ID	1,018,517
BASE TAXABLE VALUE		706,642
TOTAL JUST VALUE		1,725,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,726,599

XFOB:15:1: CHAIN LINK FENCE WITH WOOD POST
XFOB:14:1: RR SPUR NOT USEABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050264	Modular Building	200,000	07/02/2024
000049870	Right-of-Way Acce		05/20/2024
000048866	New Commercial Co	1,600,000	12/15/2023
000047919	New Commercial Co	1,500,000	08/18/2023
000046873	Electrical Servic	10,000	03/30/2023
000046311	Electrical Servic	160,000	01/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/2493	10/29/2018	WD	U	I	35	859,000
GRANTOR: COCRAN FOREST PRODUCT						
GRANTEE: ROBBINS REAL ESTATE						
0650/0843	4/28/1988	WD	U	I		200,000
GRANTOR: SOUTHERN WOOD						
GRANTEE: COCHRAN FOREST						

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

702 NE OKINAWA ST, LAKE CITY

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	0030	BARN,MT	0	0	7	12	1.00	UT	0.00	0.00	100	1970	1970	3	100	200	
2	0040	BARN,POLE	0	0	37	49	1.00	UT	0.00	0.00	100	1970	1970	3	100	5,439	
3	0030	BARN,MT	0	0	16	20	320.00	UT	11.00	11.00	100	0	0	3	100	3,520	
4	0040	BARN,POLE	0	0	60	100	6,000.00	UT	2.00	2.00	100	0	0	3	100	12,000	
5	0040	BARN,POLE	0	0	40	123	4,920.00	UT	2.00	2.00	100	0	0	3	100	9,840	
6	0040	BARN,POLE	0	0	16	50	800.00	UT	2.00	2.00	100	0	0	3	100	1,600	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
8	0166	CONC,PAVMT	0	0	25	46	1,150.00	UT	1.50	1.50	100	1994	1994	3	100	1,725	
9	0120	CLFENCE 4	0	0	0	0	4,870.00	UT	1.00	1.00	100	0	0	3	100	4,870	
10	0252	LEAN-TO W/	0	0	20	22	440.00	UT	2.00	2.00	100	0	0	3	100	880	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S25 E50 N25 W50$.

LAND DESCRIPTION

TOTAL OB/XF 42,074

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	4300	C	LUMBER YRD	0		I	0.00	0.00	35.13	AC		1.00	1.00	0.50	14,000.00	7,000.00	245,910							

REVIEW DATE 05/15/2025 BY mark Total Acres: 35.13 Total Land Value: 245,910 Market: 0 Agricultural: 0 Common: 245,910 PRINTED 11/18/2025 BY SYS

NW1/4 OF NE1/4 N OF SAL RR &
THE E 6 AC OF NE1/4 OF NW1/4
N OF SAL R/R. 650-843, WD

ROBBINS REAL ESTATE INC
13001 N NEBRASKA AVE, P O BOX 17939
TAMPA, FL 33682-7939

2026

35-3S-17-07253-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

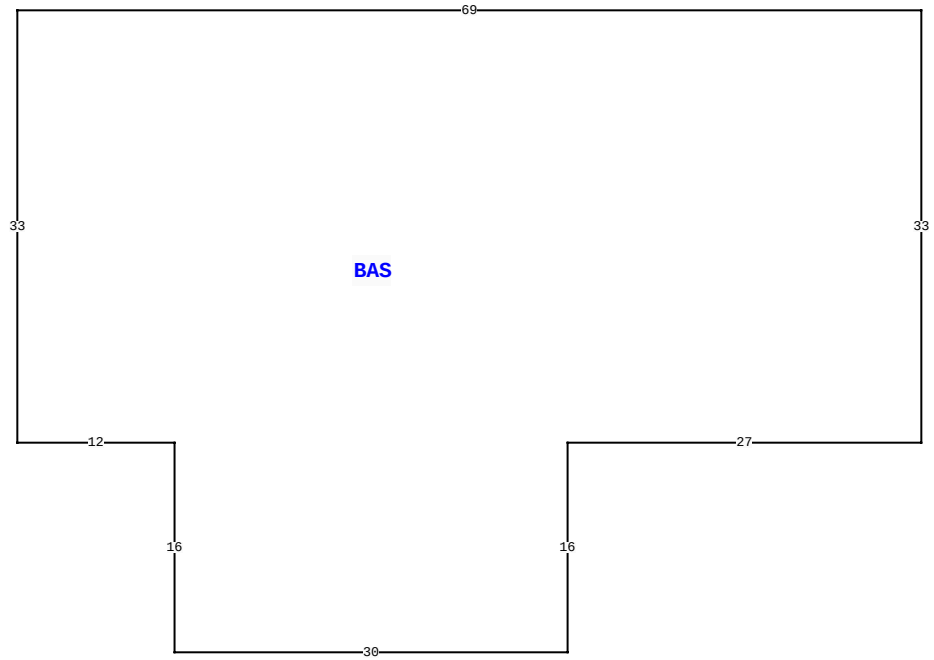
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition		N/A 100
Heating Type	09	ENG F AIR 100
Plumbing		0 100
Frame		N/A 100
Story Height		20 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	02	02
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,757	100		2,757	53,641
TOTALS	2,757			2,757	53,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8100	06	2,757	57.1834	24.02	66,223	2007	2007	0	0	0	19.00	81.00

3 MANUF HEVY 0% - 0 Heated Area: 2757 HX Base Yr



702 NE OKINAWA ST, 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		1,203,992
TOTAL MARKET OB/XF VALUE		275,257
TOTAL LAND VALUE - MARKET		245,910
TOTAL MARKET VALUE		1,725,159
SOH/AGL Deduction		0
ASSESSED VALUE		1,725,159
TOTAL EXEMPTION VALUE	ID	1,018,517
BASE TAXABLE VALUE		706,642
TOTAL JUST VALUE		1,725,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,726,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19881	PUMP/UTPOL	30	08/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2493	10/29/2018	WD	U	I	35	859,000
GRANTOR: COCRAN FOREST PRODUCT						
GRANTEE: ROBBINS REAL ESTATE						
0650/0843	4/28/1988	WD	U	I		200,000
GRANTOR: SOUTHERN WOOD						
GRANTEE: COCHRAN FOREST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S33 E12 S16 E30 N16 E27 N33$.

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
11	0296	SHED METAL	0	0	15	12	180.00	UT	11.00	11.00	50	0	0	3	50	990	
12	0070	CARPORT UF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2015		100	1,200	
13	0040	BARN,POLE	0	0	20	20	400.00	UT	6.50	6.50	100	2025	2015		100	2,600	
14	0296	SHED METAL	0	0	16	12	192.00	UT	15.00	15.00	100	2025	2015		100	2,880	
15	0166	CONC,PAVMT	0	0	0	0	415.00	UT	3.00	3.00	100	2025	2024		100	1,245	
16	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
17	0260	PAVEMENT-A	0	0	350	220	77,000.00	UT	2.00	2.00	100	2025	2024		100	154,000	
18	0260	PAVEMENT-A	0	0	900	20	18,000.00	UT	2.00	2.00	100	2025	2024		100	36,000	
19	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2020		100	1,000	
20	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2020		100	500	

TOTAL OB/XF 201,215

LAND DESCRIPTION

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

REVIEW DATE 05/15/2025 BY mark Total Acres: 35.13 Total Land Value: 245,910 Market: 0 Agricultural: 0 Common: 245,910 PRINTED 11/18/2025 BY SYS

NW1/4 OF NE1/4 N OF SAL RR &
THE E 6 AC OF NE1/4 OF NW1/4
N OF SAL R/R. 650-843, WD

ROBBINS REAL ESTATE INC
13001 N NEBRASKA AVE, P O BOX 17939
TAMPA, FL 33682-7939

2026

35-3S-17-07253-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	06	06

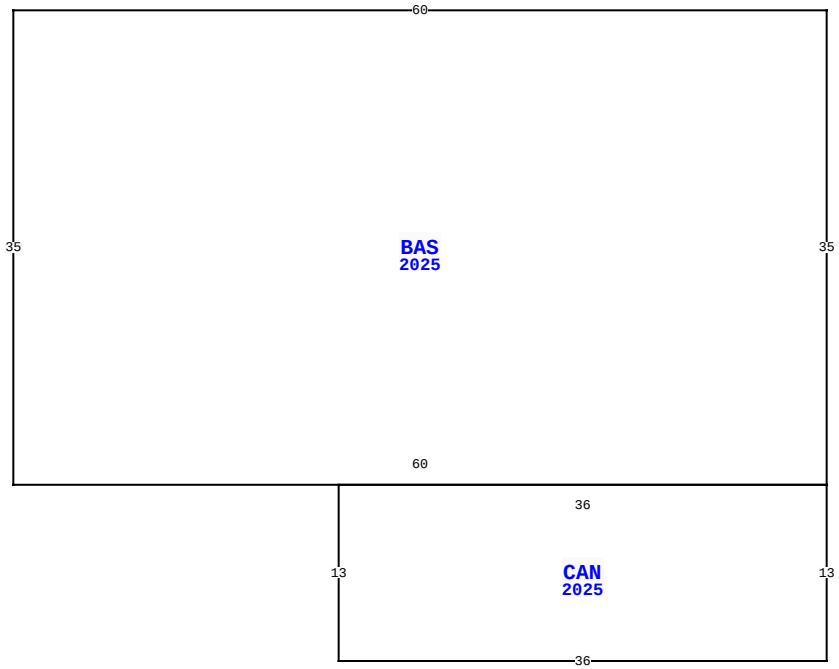
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2025	2,100	221,164
CAN	468	30	2025	140	14,744
TOTALS	2,568			2,240	235,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	02	2,240	143.7500	106.38	238,291	2024	2024	0	0	0	1.00	99.00

4 OFFICE LOW 0% - 2025 Heated Area: 2100 HX Base Yr



702 NE OKINAWA ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,203,992
TOTAL MARKET OB/XF VALUE		275,257
TOTAL LAND VALUE - MARKET		245,910
TOTAL MARKET VALUE		1,725,159
SOH/AGL Deduction		0
ASSESSED VALUE		1,725,159
TOTAL EXEMPTION VALUE	ID	1,018,517
BASE TAXABLE VALUE		706,642
TOTAL JUST VALUE		1,725,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,726,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2493	10/29/2018	WD	U	I	35	859,000
GRANTOR: COCRAN FOREST PRODUCT						
GRANTEE: ROBBINS REAL ESTATE						
0650/0843	4/28/1988	WD	U	I		200,000
GRANTOR: SOUTHERN WOOD						
GRANTEE: COCHRAN FOREST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,0] S35 E60 N35 W60 $
CAN=[YR=2025;ORIG=70,35] W36 S13 E36 N13 $
.

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
21	0296	SHED METAL	0	0	12	8	96.00	UT	18.00	18.00	100	2025	2024		100	1,728	
22	0296	SHED METAL	0	0	30	8	240.00	UT	18.00	18.00	100	2025	2024		100	4,320	
23	0166	CONC,PAVMT	0	0	0	0	8,640.00	UT	3.00	3.00	100	2025	2024		100	25,920	

LAND DESCRIPTION

TOTAL OB/XF 31,968

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

REVIEW DATE 05/15/2025 BY mark Total Acres: 35.13 Total Land Value: 245,910 Market: 0 Agricultural: 0 Common: 245,910 PRINTED 11/18/2025 BY SYS

NW1/4 OF NE1/4 N OF SAL RR &
THE E 6 AC OF NE1/4 OF NW1/4
N OF SAL R/R. 650-843, WD

ROBBINS REAL ESTATE INC
13001 N NEBRASKA AVE, P O BOX 17939
TAMPA, FL 33682-7939

2026

35-3S-17-07253-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	27	PREFIN MTL 20
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		N/A 100
Frame	05	STEEL 100
Story Height		35 100
RMS		N/A 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	07	07

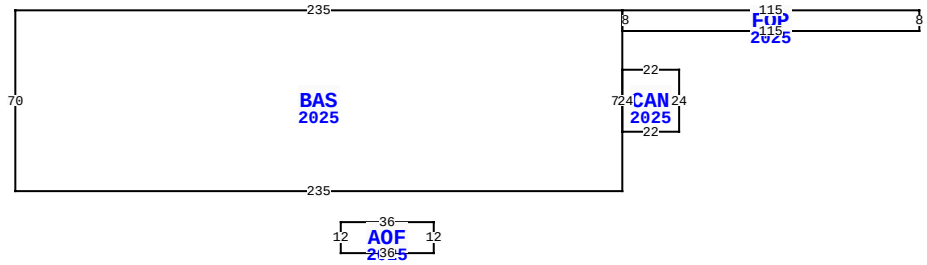
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	432	150	2025	648	33,282
BAS	16,450	100	2025	16,450	844,892
CAN	528	30	2025	158	8,115
FOP	920	25	2025	230	11,813
TOTALS	18,330			17,486	898,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	17,486	148.2228	51.88	907,174	2024	2024	0	0	0	1.00	99.00

5 PREF M B S 0% - 2025 Heated Area: 16882 HX Base Yr



702 NE OKINAWA ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,203,992
TOTAL MARKET OB/XF VALUE		275,257
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TOTAL MARKET VALUE		1,725,159
SOH/AGL Deduction		0
ASSESSED VALUE		1,725,159
TOTAL EXEMPTION VALUE	ID	1,018,517
BASE TAXABLE VALUE		706,642
TOTAL JUST VALUE		1,725,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,726,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1371/2493	10/29/2018	WD	U	I	35	859,000
GRANTOR: COCRAN FOREST PRODUCT						
GRANTEE: ROBBINS REAL ESTATE						
0650/0843	4/28/1988	WD	U	I		200,000
GRANTOR: SOUTHERN WOOD						
GRANTEE: COCHRAN FOREST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-111,-70] E235 S70 W235 N70 $
FOP=[YR=2025;ORIG=124,-70] S8 E115 N8 W115 $
CAN=[YR=2025;ORIG=124,-47] S24 E22 N24 W22 $
AOF=[YR=2025;ORIG=15,12] S12 E36 N12 W36 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/15/2025 BY mark Total Acres: 35.13 Total Land Value: 245,910 Market: 0 Agricultural: 0 Common: 245,910 PRINTED 11/18/2025 BY SYS