COMM NE COR OF NE1/4 OF NW1/4,
RUN W 233.96 FT FOR POB, RUN S
210 FT, W 210 FT, N 210 FT, E

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

2026

35-3S-17-07308-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

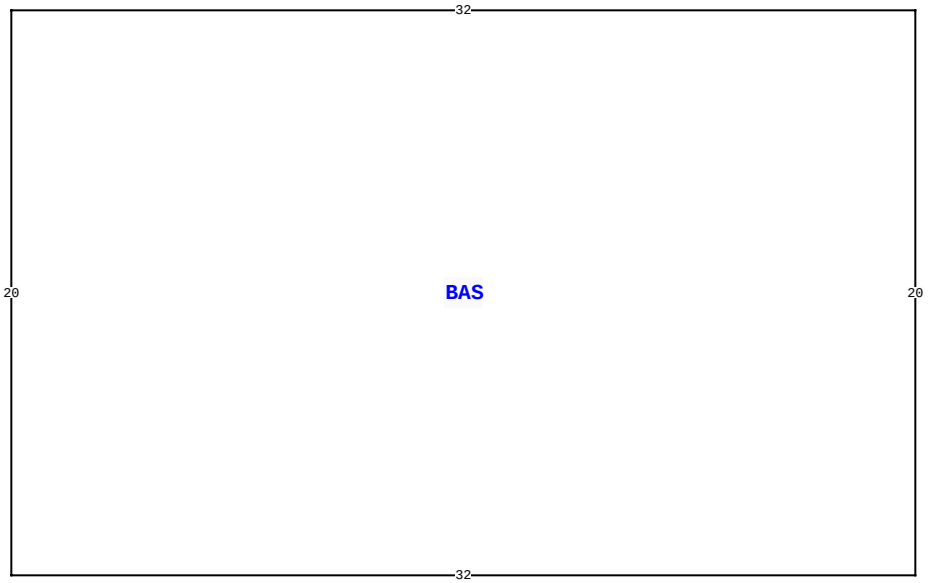
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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	640	100		640	6,656
TOTALS	640			640	6,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	640	46.4280	52.00	33,280	1970	1970	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 640 HX Base Yr



540 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	6,656
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,264
TOTAL MARKET VALUE	15,920
SOH/AGL Deduction	0
ASSESSED VALUE	15,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,920
TOTAL JUST VALUE	15,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,920

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: COCHRAN FOREST PRODUC						
GRANTEE: ROBBINS REAL ESTATE						
1366/1307	8/13/2018	TD	U	I	18	5,400
GRANTOR: CLERK OF COURT						
GRANTEE: COCHRAN FOREST PROD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S20 E32 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0			0.00	0.00	123,520.00	SF		1.00	1.00	0.30	0.25	0.08	9,264							

REVIEW DATE 02/15/2017 BY DF Total Acres: 2.84 Total Land Value: 9,264 Market: 0 Agricultural: 0 Common: 9,264 PRINTED 11/19/2025 BY SYS