

LOT 55 APPALACHIE TRACE UNR:
 COMM SE COR OF SW1/4, RUN N 693.
 652.38 FT FOR POB, CONT NW 79 DE

JULIAN LYNN ROBERTS/JULIAN JAMES MICHAEL
 13133 SW 186 TERRACE
 MIAMI, FL 33177

2026

02-6S-16-03766-155



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	3616.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2025
TOTALS	1,140		1,140

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0203	02	1,140	113.0000	116.39	132,685	2025	2025	0	0	2.00	98.00														
1 MANUF 3 0% - 2025 Heated Area: 1140 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/07/2025	MLU	
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	130,031			
TOTAL MARKET OB/XF VALUE	8,800			
TOTAL LAND VALUE - MARKET	95,095			
TOTAL MARKET VALUE	233,926			
SOH/AGL Deduction	0			
ASSESSED VALUE	233,926			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	233,926			
TOTAL JUST VALUE	233,926			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	233,926			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050446	Mobile Home		07/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/294	1/28/2022	WD Q	Q	I	01	100,000
GRANTOR: AMPARO EUVARGAIN REVO						
GRANTEE: JULIAN LYNN ROBERTS						
1354/1185	2/08/2018	WD U	V	11		100
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: EUVARGAIN AMPARO AS						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,800.00	1,800.00

TOTAL OB/XF														8,800										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=-59,-25] E76 S15 W76 N15 \$