

COMM NW COR OF NW1/4 OF NE1/4, S
R/W OF DOUBLE RUN RD FOR POB, NE
FT , E 119.80 FT, S 810.86 FT, W

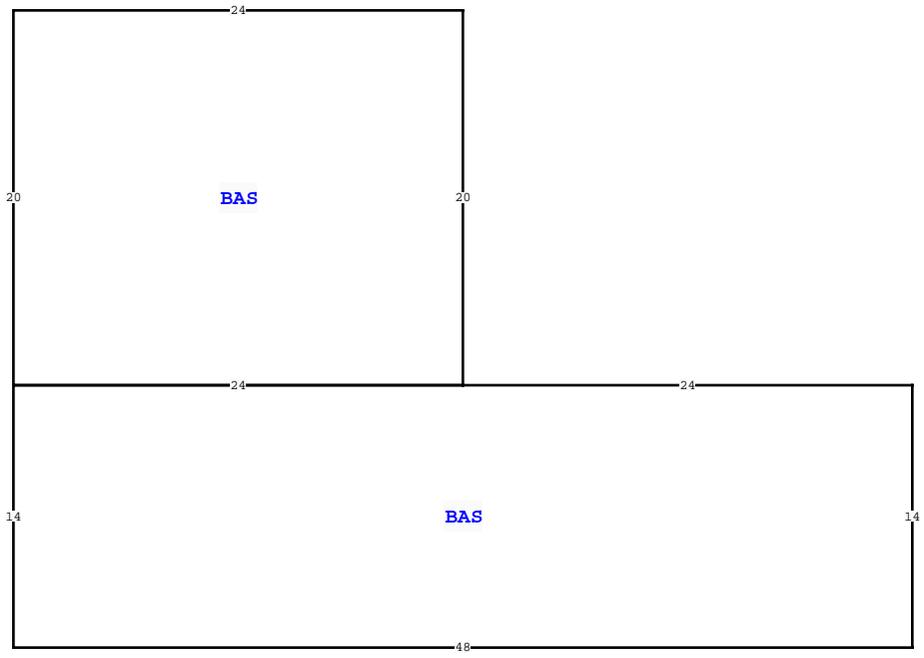
ROBINSON ONEAL JAMES JR
117 NE REEF GLN
LAKE CITY, FL 32055

2026

04-3S-17-04838-204


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
04	AIR DUCTED 100				
	Bedrooms	2	100		
	Bathrooms	1	100		
	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
02	02 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM		03		
	NEIGHBORHOOD/LOC	4317.0100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	7,922
BAS	672	100		672	11,091
TOTALS	1,152			1,152	19,013

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,152	68.7690	41.26	47,532	1993	1993	0	0	60.00	40.00
1 MOBILE HME 100% - 2009 Heated Area: 1152 HX Base Yr 2009											



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		19,013	
TOTAL MARKET OB/XF VALUE		7,050	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		54,063	
SOH/AGL Deduction		20,777	
ASSESSED VALUE		33,286	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		8,286	
TOTAL JUST VALUE		54,063	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		54,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/1251	2/16/2015	QC	U	I	11	100
GRANTOR: HEIDI ELAINE ROBINSON						
GRANTEE: O'NEAL JAMES ROBINS						
1157/1796	9/03/2008	QC	Q	I	03	100
GRANTOR: EDWARD LOTT						
GRANTEE: O'NEAL JAMES ROBINS						

EXTRA FEATURES		117 NE REEF GLN, LAKE CITY														
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
1	0296	SHED METAL	0	100	0	0			0.00	100	2011	2011	3	100	50	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W24 BAS= N20 W24 S20 E24\$ W24 S14 E48 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,000							