PART OF W1/2 OF SW1/4 OF SE1/4
OF SEC 10-3S-16E & PART OF
NW1/4 OF NE1/4 OF SEC 15-3S-15

RAWLS ELNORA
1018 ROBINSON AVE
KISSIMMEE, FL 34741

2026

10-3S-16-02056-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	45,180
TOTAL MARKET VALUE	52,180
SOH/AGL Deduction	20,963
ASSESSED VALUE	31,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,217
TOTAL JUST VALUE	52,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,140

SALE:1:1: MULTI-PRCL SALE; POSSIBLY FAMILY; #2126-

PRMT:1:1: BURNSED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14439	M H	125	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/0157	1/03/2009	AG	U	V	40	29,900
GRANTOR: VERONICA A KELLY						
GRANTEE: ELNORA RAWLS						
0989/2123	5/21/2003	CT	Q	V	03	1,000
GRANTOR: CLERK OF COURT (HARRI						
GRANTEE: VERONICA A KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,180							

REVIEW DATE 02/15/2023 BY KS Total Acres: 5.02 Total Land Value: 45,180 Market: 0 Agricultural: 0 Common: 45,180 PRINTED 06/23/2026 BY SYS