LOT 106 HI-DRI ACRES UNIT 2.
620-185, 620-640, 848-2242, 955-

ROBINSON GLORIA JEAN
287 SW CHICKADEE WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

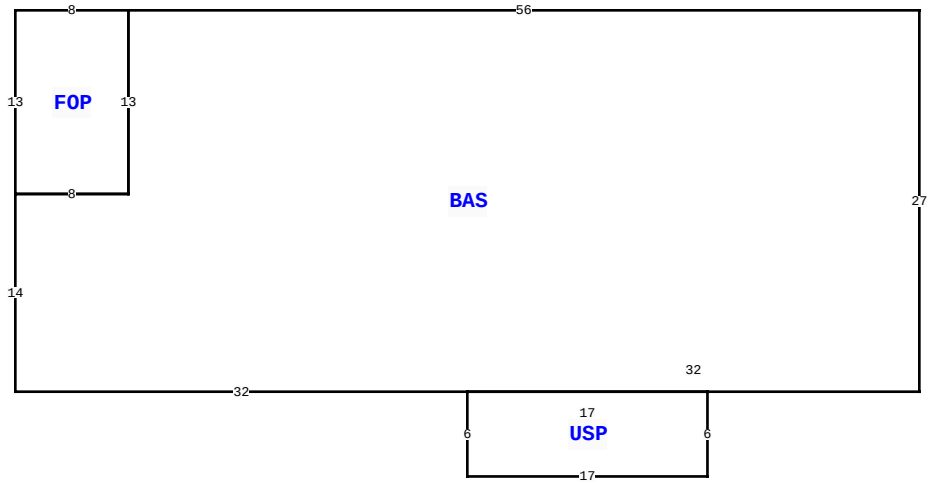
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	44,394
FOP	104	35		36	984
USP	102	35		36	984
TOTALS	1,830			1,696	46,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,696	113.9000	68.34	115,905	1998	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1624 HX Base Yr 2013



287 SW CHICKADEE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,362
TOTAL MARKET OB/XF VALUE		10,350
TOTAL LAND VALUE - MARKET		14,560
TOTAL MARKET VALUE		71,272
SOH/AGL Deduction		27,476
ASSESSED VALUE		43,796
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		13,796
TOTAL JUST VALUE		71,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13368	M H	125	12/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0080	5/26/2012	TR	Q	I	01	54,000
GRANTOR: GENTRY F JOHNSON & LA						
GRANTEE: GLORIA JEAN ROBINSO						
0955/0365	6/06/2002	WD	Q	I		55,900
GRANTOR: COYMEN						
GRANTEE: ROBERT F & IRENE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FOP= W8 S13 E8 N13$S13 W8 S14 E32 USP= S6 E17 N6 W17$ E32 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	1997	1997	3	75	1,350	

LAND DESCRIPTION

TOTAL OB/XF 10,350

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	0200	C	MBL HM	100			0.00	0.00	1.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,560							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.04 Total Land Value: 14,560 Market: 0 Agricultural: 0 Common: 14,560 PRINTED 03/27/2026 BY SYS