PRCL "C" OF 441 NORTH UNR S/D, D
NW COR OF W 1/2 OF E 1/2 OF SE 1
S 332.33 FT, W 1133.25 FT, N 16

LYNN SHAWN ROBERT/LYNN HEATHER DIANNE
17700 NORTH HIGHWAY441
WHITE SPRINGS, FL 32096

**2027**

**17-1S-17-04533-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 17117.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2418 NE OMAR TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2026 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 | 0 |
| TOTAL LAND VALUE - MARKET | 88,560 |
| TOTAL MARKET VALUE | 88,560 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 88,560 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 88,560 |
| TOTAL JUST VALUE | 88,560 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 88,560 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056282 | Mobile Home | | 08/06/2026 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1560/1706 | 2/12/2026 | WD | Q | V | 01 | 115,000 |
| GRANTOR: ROBINETTE ANTHONY P | | | | | | |
| GRANTEE: LYNN SHAWN ROBERT | | | | | | |
| 1560/1703 | 2/12/2026 | WD | U | V | 11 | 100 |
| GRANTOR: ROBINETTE ANTHONY P | | | | | | |
| GRANTEE: ROBINETTE ANTHONY P | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 9900 | C | AC NON-AG | 0 | | | | | 24.60 | AC | | 1.00 | 0.80 | 0.80 | 4,500.00 | 3,600.00 | 88,560 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/18/2026 BY MLU Total Acres: 24.60 Total Land Value: 88,560 Market: 0 Agricultural: 0 Common: 88,560 PRINTED 11/18/2026 BY SYS