

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

2026

17-1S-17-04533-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 110,700											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
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 EXTRA FEATURES 2418 NE OMAR TER, LAKE CITY BLD DATE LGL DATE XF DATE LAND DATE 05/18/2026 MLU INC DATE AG DATE																															
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															
																	TOTAL OB/XF 0 LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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														
REVIEW DATE 05/18/2026 BY MLU										Total Acres: 24.60 Total Land Value: 88,560										Market: 0 Agricultural: 0 Common: 88,560 PRINTED 06/17/2026 BY SYS											