BEG SW COR OF NW1/4 OF SW1/4,
E 3337.46 FT TO W R/W OF
I-75, N 19 DEG W ALONG R/W

ROBBINS JON MICHAEL/ROBBINS TAMARA AVILES
11950 CAMDEN RD
JACKSONVILLE, FL 32218

2027

21-5S-17-09310-005

BUILDING CHARACTERISTICS

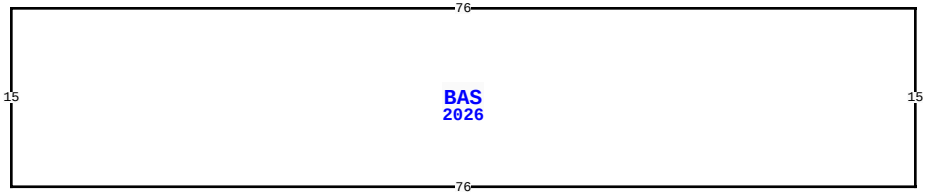
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2026	1,140	123,875
TOTALS	1,140			1,140	123,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	112.0000	110.88	126,403	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 1140 HX Base Yr



1030 SW PAUL PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,875
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	731,250
TOTAL MARKET VALUE	862,125
SOH/AGL Deduction	229,370
ASSESSED VALUE	632,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	632,755
TOTAL JUST VALUE	862,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	863,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053023	Mobile Home		05/06/2025
000052754	Right-of-Way Acce		03/28/2025
000049627	Storage Building	7,000	04/16/2024
000049505	RV - Recreational		03/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1744	6/01/2020	WD	Q	V	01	449,500

GRANTOR: ROBERT P & DEBORAH AN

GRANTEE: JON MICHAEL & TAMAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=22,10] E76 S15 W76 N15 $
.

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	0200	C	MBL HM	0					146.25	AC		1.00	1.00	1.00	5,000.00	5,000.00	731,250							

REVIEW DATE 05/07/2025 BY JB Total Acres: 146.25 Total Land Value: 731,250 Market: 0 Agricultural: 0 Common: 731,250 PRINTED 11/17/2026 BY SYS