

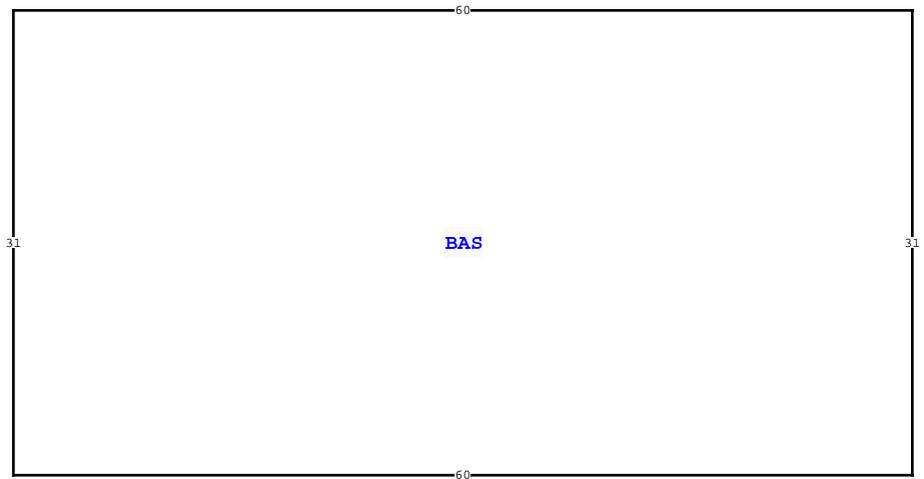
(PART LOT 16 PINE ACRES UNREC).
 OF SE1/4, RUN E 248.46 FT, N 60S
 POB, CONT N 493.61 FT, SW 365.04

ROBINSON MARK ALLEN/HUPMAN JEFFREY L
 836 SW CANTALOUPE ST
 LAKE CITY, FL 32024

2026

31-5S-16-03744-326


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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				
Architectural	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	31516.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	117,686
TOTALS	1,860			1,860	117,686

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	0%	- 2023									
					Heated Area: 1860			HX Base Yr					
													
836 SW CANTALOUPE AVE, LAKE CITY													
BLD DATE		LGL DATE		LAND DATE		05/06/2026		MLU					
XF DATE		AG DATE											
INC DATE													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,686
TOTAL MARKET OB/XF VALUE			13,292
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			196,238
SOH/AGL Deduction			0
ASSESSED VALUE			196,238
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			196,238
TOTAL JUST VALUE			196,238
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			178,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045361	Roof Replacement	11,250	09/01/2022
24980	M H	293	09/18/2006
23905	M H	475	11/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2384	9/27/2022	WD	Q	I	01	225,000
GRANTOR: CERBO CHRIS						
GRANTEE: ROBINSON MARK ALLEN						
1099/1231	10/12/2006	WD	Q	I	04	100
GRANTOR: SHIRLEY BENNETT						
GRANTEE: CHRIS & CHARLENE CE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S31 E60 N31\$.	

EXTRA FEATURES																
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
1	0296	SHED METAL	0	0	16	16			7.00	100	2006	2006	3	100	1,792	
2	0190	FPLC PF	0	0	0	0			1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0			7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0			3,000.00	100			3	100	3,000	
5	0081	DECKING WI	0	0	0	0			0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260								