(PART LOT 16 PINE ACRES UNREC).
OF SE1/4, RUN E 248.46 FT, N 605
POB, CONT N 493.61 FT, SW 365.04

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

2027

31-5S-16-03744-326

BUILDING CHARACTERISTICS

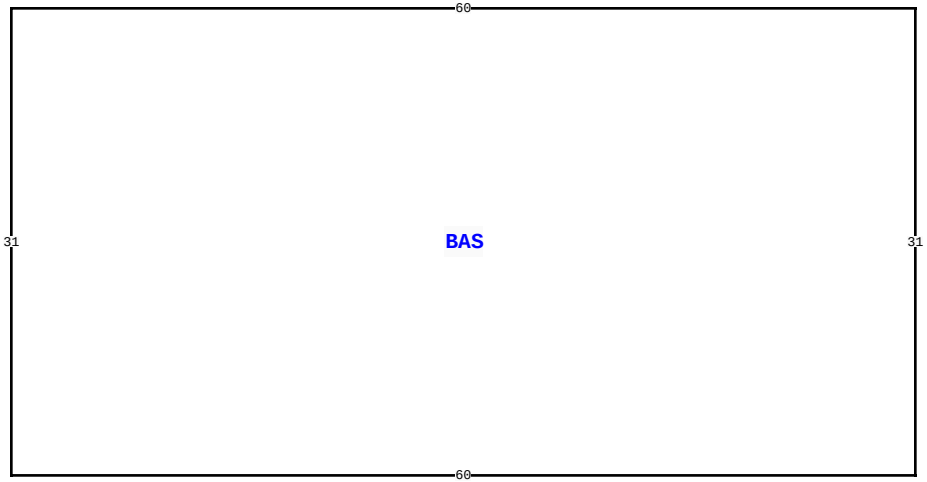
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	111,855
TOTALS	1,860			1,860	111,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,860	113.9000	109.34	203,372	2006	2006	0	0	0	45.00	55.00

2 MANUF 2 0% - 2023 Heated Area: 1860 HX Base Yr



836 SW CANTALOUPE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	0	16	16	256.00	UT	7.00	7.00	100	2006	2006	3	100	1,792	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,855
TOTAL MARKET OB/XF VALUE	13,292
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	190,407
SOH/AGL Deduction	0
ASSESSED VALUE	190,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,407
TOTAL JUST VALUE	190,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,573

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$.

LAND DESCRIPTION

TOTAL OB/XF 13,292

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		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 03/24/2026 BY JB Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS