

COMM NE COR OF NE1/4 OF NW1/4,
 RUN W 233.96 FT FOR POB, RUN S
 210 FT, W 210 FT, N 210 FT, E

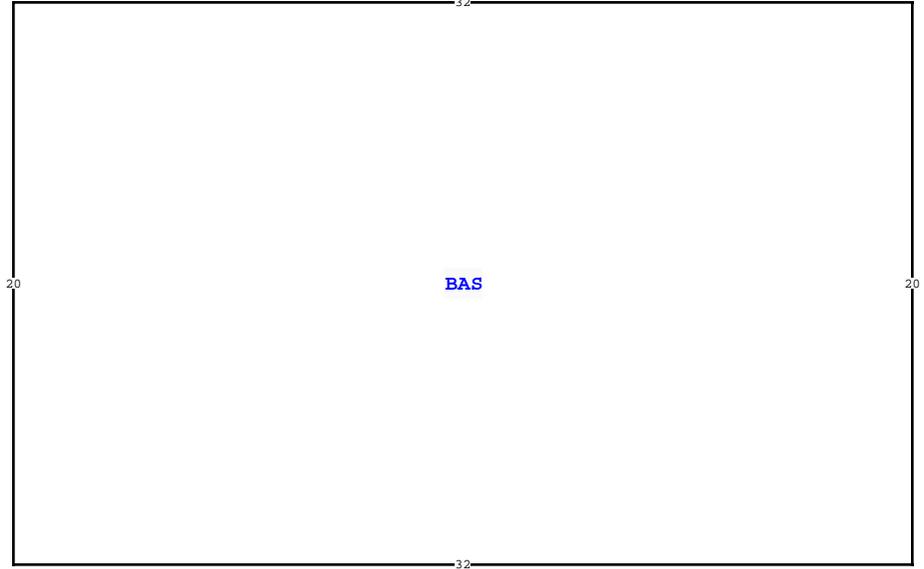
ROBBINS REAL ESTATE INC
 13001 N NEBRASKA AVE, P O BOX 17939
 TAMPA, FL 33682-7939

2026

35-3S-17-07308-000


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	01 MINIMUM 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	01 01 100				
Kitchen Adjus	01 01 100				
Quality	01 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	35317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	6,775
TOTALS	640			640	6,775

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0% - 0		52.93	33,875	1970	1970	0	0	50	35.00	20.00
			Heated Area: 640									
			HX Base Yr									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			6,775
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			9,264
TOTAL MARKET VALUE			16,039
SOH/AGL Deduction			0
ASSESSED VALUE			16,039
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			16,039
TOTAL JUST VALUE			16,039
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2493	10/29/2018	WD	U	I	35	859,000
GRANTOR: COCHRAN FOREST PRODUC						
GRANTEE: ROBBINS REAL ESTATE						
1366/1307	8/13/2018	TD	U	I	18	5,400
GRANTOR: CLERK OF COURT						
GRANTEE: COCHRAN FOREST PROD						

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

TOTAL OB/XF										0														
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	0100	C	SFR	0			0.00	0.00	123,520.00	SF		1.00	1.00	0.30	0.25	0.08	9,264							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W32 S20 E32 N20\$.