LOT 18 SPRING HILLS WEST S/D.

PROB #00-111-CP ORB 906-1074 THR

ROBBINS CHRISTOPHER/ROBBINS JANET
8370 DYNASTY DR, SUITE 282
BOCA RATON, FL 33433

2027

36-5S-15-00484-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	45,448
TOTAL MARKET VALUE	52,748
SOH/AGL Deduction	9,298
ASSESSED VALUE	43,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,450
TOTAL JUST VALUE	52,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,748

PRMT:1:1: 28X52

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19141	PUMP/UTPOL	0	02/07/2002
19141	PUMP/UTPOL	30	01/22/2002
9275	M H	125	01/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/2546	1/03/2006	WD	Q	V		55,000
GRANTOR: JUNE						
GRANTEE: ROBBINS						
1070/2544	12/27/2005	WD	Q	V	04	100
GRANTOR: PATRICIA ONEAL						
GRANTEE: GERALD & PAMELA S J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0700	C	MISC RES	0		A-1	0.00	0.00	4.37	AC		1.00	1.00	0.80	13,000.00	10,400.00	45,448							

REVIEW DATE 03/30/2026 BY KS Total Acres: 4.37 Total Land Value: 45,448 Market: 0 Agricultural: 0 Common: 45,448 PRINTED 11/17/2026 BY SYS