LOT 12 BLOCK D SPRING HILLS S/D.
ORB 632-179, 976-642, WD 1066-10

ROBBINS SHANE
418 SW HILLTOP TER
FORT WHITE, FL 32038

2027

36-5S-15-00488-078

BUILDING CHARACTERISTICS

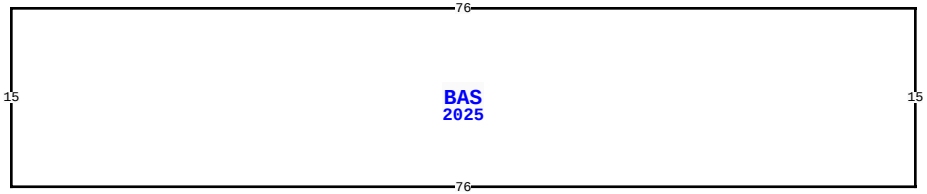
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2025	1,140	127,193
TOTALS	1,140			1,140	127,193

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	115.0000	113.85	129,789	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2026 Heated Area: 1140 HX Base Yr 2026



1638 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0030	BARN,MT	0	100	24	25	600.00	UT	18.00	18.00	100	2025	2024		100	10,800	
3	0130	CLFENCE 5	0	100	0	0	800.00	UT	6.50	6.50	100	2025	2024		100	5,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,193
TOTAL MARKET OB/XF VALUE		23,000
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		172,193
SOH/AGL Deduction		48,259
ASSESSED VALUE		123,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,523
TOTAL JUST VALUE		172,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049576	Storage Building	17,000	04/09/2024
000049174	Mobile Home		02/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1080	11/22/2005	WD	Q	V		20,000
GRANTOR: RONNIE D NORRIS						
GRANTEE: SHANE ROBBINS						
0976/0642	2/16/2003	WD	Q	V		16,500
GRANTOR: MARTIN & FREEMAN						
GRANTEE: RONNIE D NORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,20] E76 S15 W76 N15 $

.

LAND DESCRIPTION

TOTAL OB/XF 23,000

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	100		A-1	165.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/25/2026 BY KS Total Acres: 1.05 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS