LOT 28 FIVE POINTS ACRES S/D.
457-128, 766-961-962, LE 1362-27

MCKAMEY LENSWORTH B/MCKAMEY LAURA M
5884 RAMBLER ROSE WAY
WEST PALM BEACH, FL 33415

2026

17-3S-17-04967-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

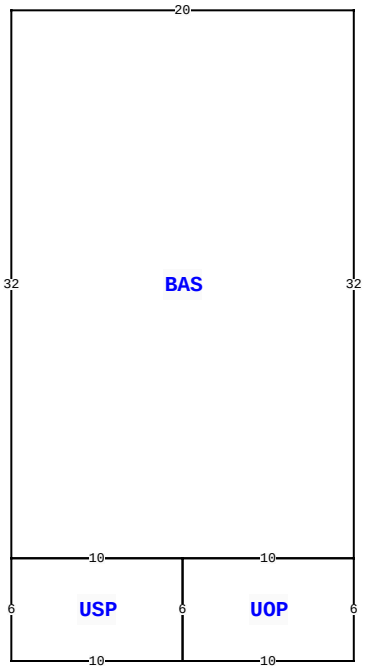
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	27,855
UOP	60	20		12	523
USP	60	35		21	914
TOTALS	760			673	29,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	673	59.7840	66.96	45,064	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 640 HX Base Yr



454 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,728
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	8,184
TOTAL MARKET VALUE	84,362
SOH/AGL Deduction	0
ASSESSED VALUE	84,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,362
TOTAL JUST VALUE	84,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/2433	2/12/2025	WD	Q	I	01	92,500
GRANTOR: AFFRON RICK						
GRANTEE: MCKAMEY LENSWORTH B						
1362/2771	6/18/2018	LE	U	I	14	100
GRANTOR: HERBERT AFFRON (LIFE						
GRANTEE: RICK AFFRON (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S32 USP= S6 E10 N6 W10$ E10 UOP= S6 E10 N6 W10$ E10 N32$.

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 450

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	0100	C	SFR	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,184							

REVIEW DATE 05/07/2025 BY TP Total Acres: 1.02 Total Land Value: 8,184 Market: 0 Agricultural: 0 Common: 8,184 PRINTED 10/03/2025 BY SYS

LOT 28 FIVE POINTS ACRES S/D.
457-128, 766-961-962, LE 1362-27

MCKAMEY LENSWORTH B/MCKAMEY LAURA M
5884 RAMBLER ROSE WAY
WEST PALM BEACH, FL 33415

2026

17-3S-17-04967-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

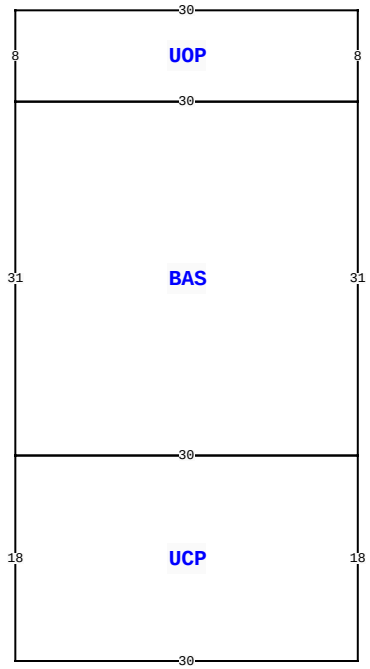
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100		930	32,317
UCP	540	20		108	3,753
UOP	240	20		48	1,668
TOTALS	1,710			1,086	37,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,086	47.7360	53.46	58,058	1985	1985	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2022 Heated Area: 930 HX Base Yr



454 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,728
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	8,184
TOTAL MARKET VALUE	84,362
SOH/AGL Deduction	0
ASSESSED VALUE	84,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,362
TOTAL JUST VALUE	84,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2433	2/12/2025	WD	Q	I	01	92,500
GRANTOR: AFFRON RICK						
GRANTEE: MCKAMEY LENSWORTH B						
1362/2771	6/18/2018	LE	U	I	14	100
GRANTOR: HERBERT AFFRON (LIFE						
GRANTEE: RICK AFFRON (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W30 S8 E30$ BAS= W30 S31 UCP= S18 E30 N18 W30$ E30 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/07/2025 BY TP Total Acres: 1.02 Total Land Value: 8,184 Market: 0 Agricultural: 0 Common: 8,184 PRINTED 10/03/2025 BY SYS

LOT 28 FIVE POINTS ACRES S/D.
457-128, 766-961-962, LE 1362-27

MCKAMEY LENSWORTH B/MCKAMEY LAURA M
5884 RAMBLER ROSE WAY
WEST PALM BEACH, FL 33415

2026

17-3S-17-04967-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

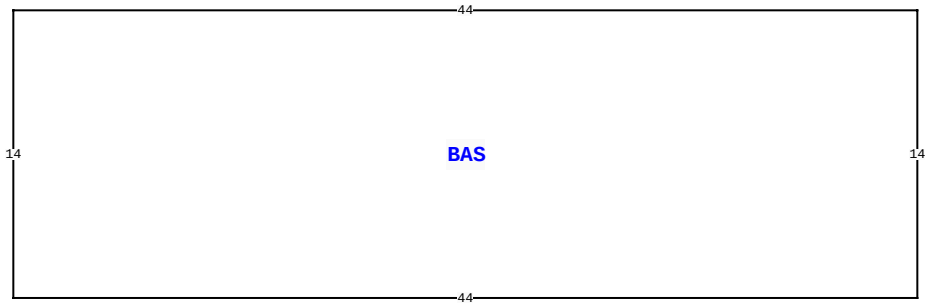
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	8,698
TOTALS	616			616	8,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	616	58.8285	35.30	21,745	1983	1983	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2022 Heated Area: 616 HX Base Yr



454 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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ASSESSED VALUE	84,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,362
TOTAL JUST VALUE	84,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: AFFRON RICK						
GRANTEE: MCKAMEY LENSWORTH B						
1362/2771	6/18/2018	LE	U	I	14	100
GRANTOR: HERBERT AFFRON (LIFE						
GRANTEE: RICK AFFRON (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E44 N14$.

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

LAND DESCRIPTION

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

REVIEW DATE 05/07/2025 BY TP Total Acres: 1.02 Total Land Value: 8,184 Market: 0 Agricultural: 0 Common: 8,184 PRINTED 10/03/2025 BY SYS