LOT 43 FIVE POINTS ACRES S/D.
505-353, QC 1505-2679,

RATLIFF CECIL
361 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

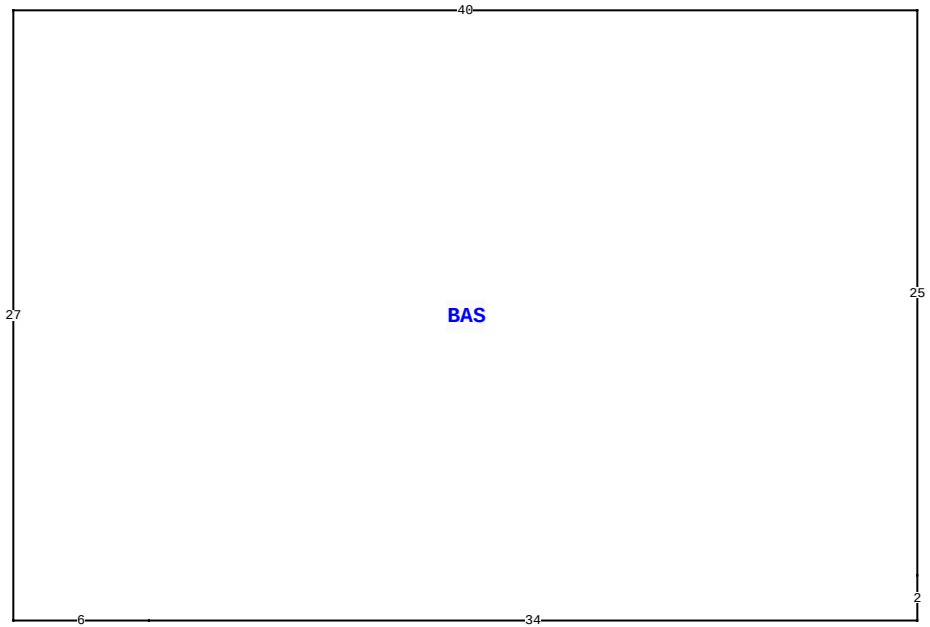
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,080	100		1,080	23,773
TOTALS	1,080			1,080	23,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	91.7100	55.03	59,432	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1080 HX Base Yr



361 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		23,773
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		8,192
TOTAL MARKET VALUE		33,865
SOH/AGL Deduction		7,315
ASSESSED VALUE		26,550
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,550
TOTAL JUST VALUE		33,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		33,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042706	Electrical Servic	0	09/08/2021
11020	M H	125	04/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S27 E6 E34 N2 N25 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,192							

REVIEW DATE 12/28/2021 BY JB Total Acres: 1.02 Total Land Value: 8,192 Market: 0 Agricultural: 0 Common: 8,192 PRINTED 11/18/2025 BY SYS