LOTS 47 FIVE POINTS ACRES S/D.
WD 740-705, WD 815-928, WD 815-9

MOBLEY JAMES
551 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

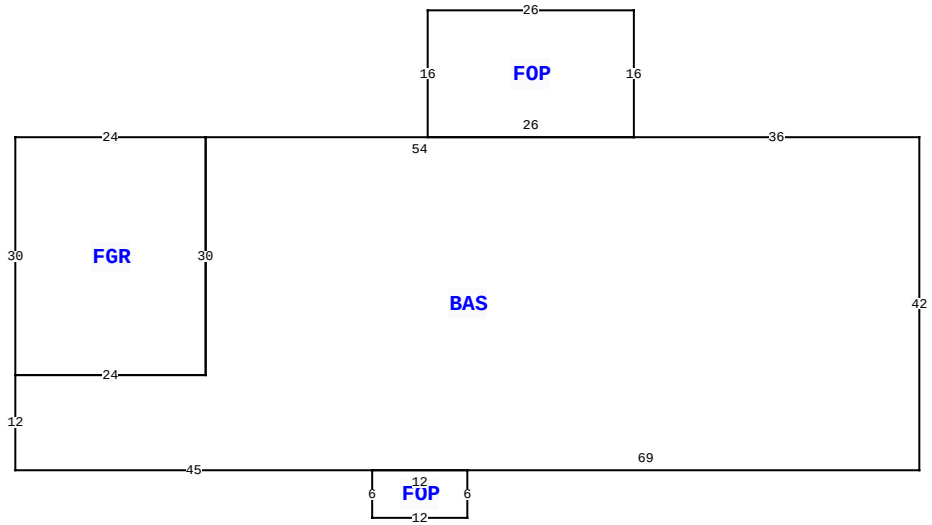
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	4,068	100		4,068	182,478
FGR	720	55		396	17,763
FOP	72	30		22	987
FOP	416	30		125	5,607
TOTALS	5,276			4,611	206,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,611	103.3600	115.76	533,769	2000	2000	30	0	0	31.25	38.75

3 SINGLE FAM 100% - 2017 Heated Area: 4068 HX Base Yr 2017



551 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		206,835
TOTAL MARKET OB/XF VALUE		18,793
TOTAL LAND VALUE - MARKET		8,320
TOTAL MARKET VALUE		233,948
SOH/AGL Deduction		50,860
ASSESSED VALUE		183,088
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,366
TOTAL JUST VALUE		233,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,621

LAND:6:1: WELL & SEPTIC ON LOT 48
BLDG:2:1: GUER MH
LAND:2:1: WELL & SEPTIC ON LOT 46
BLDG:1:1: CONC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042176	Electrical Servic	0	06/18/2021
37185	MAINT/ALTR	0	09/07/2018
15401	SFR	660	04/21/1999
9638	M H	125	04/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1281/0296	8/27/2014	WD	U	I	18	146,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JAMES MOBLEY (UNMAR						
1256/0676	6/12/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (REDDI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= N16 W26 S16 E26$ W54 FGR= W24 S30 E24 N30$ S30 W24 S12 E45 FOP= S6 E12 N6 W12$ E69 N42 $.

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	0166	CONC,PAVMT	0	100	0	0	1,162.00	UT	1.50	1.50	100	2000	2000	3	100	1,743	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	500.00	500.00	50	2000	2000	3	50	250	
3	0031	BARN,MT AE	0	100	25	48	1,200.00	UT	15.00	15.00	80	2018	2018	3	80	14,400	
4	0166	CONC,PAVMT	0	100	25	48	1,200.00	UT	2.00	2.00	100	2018	2018	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 18,793

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	1.04	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,320							

REVIEW DATE 08/03/2022 BY RP Total Acres: 1.04 Total Land Value: 8,320 Market: 0 Agricultural: 0 Common: 8,320 PRINTED 11/18/2025 BY SYS