

LOT 30 FIVE POINTS ACRES S/D.
442-603, 635-136, 644-136, 826-2

BRASHER ARTEELIA/BRASHER SAMANTHA
362 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-049



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	07
NEIGHBORHOOD/LOC 17317.010 1.00/		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0203	02	1,984	115.5000	118.96	236,017	2021	2021	0	0	0	7.00	93.00	
3 MANUF 3		100% - 2022			Heated Area: 1984				HX Base Yr 2022				
BAS													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	219,496
TOTALS	1,984			1,984	219,496

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
1	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3
2	0210	GARAGE U	0	100	30	28		840.00	16.00	100	2022	2021	100
3	0252	LEAN-TO W/	0	100	0	0		1.00	800.00	100	2022	2021	100
4	9945	Well/Sept	0	0	0	0		1.00	7,000.00	100			3
5	0060	CARPORT F	0	100	31	45		1,395.00	3.00	100	2022	2021	100

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.52	AC		1.00	1.00
2	0700	C	MISC RES	100		A-1	0.00	0.00	0.51	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2										Tax Dist:			
BUILDING MARKET VALUE										219,496			
TOTAL MARKET OB/XF VALUE										32,425			
TOTAL LAND VALUE - MARKET										8,240			
TOTAL MARKET VALUE										260,161			
SOH/AGL Deduction										52,595			
ASSESSED VALUE										207,566			
TOTAL EXEMPTION VALUE										50,722			
BASE TAXABLE VALUE										156,844			
TOTAL JUST VALUE										260,161			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										264,881			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041482	Mobile Home		03/09/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1484/2224	2/16/2023	QC	U	I	11	100	
GRANTOR: MAYNARD HEATHER							
GRANTEE: BRASHER ARTEELIA							
1425/0133	12/01/2020	WD	U	I	11	0	
GRANTOR: JOSEPH WOODARD & HEAT							
GRANTEE: ARTELLIA & SAMANTHA							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=20,12] E64 S31 W64 N31 \$													