

LOT 6 FIVE POINTS ACRES S/D UNIT
491-645, 544-102, 758-2511, 761-

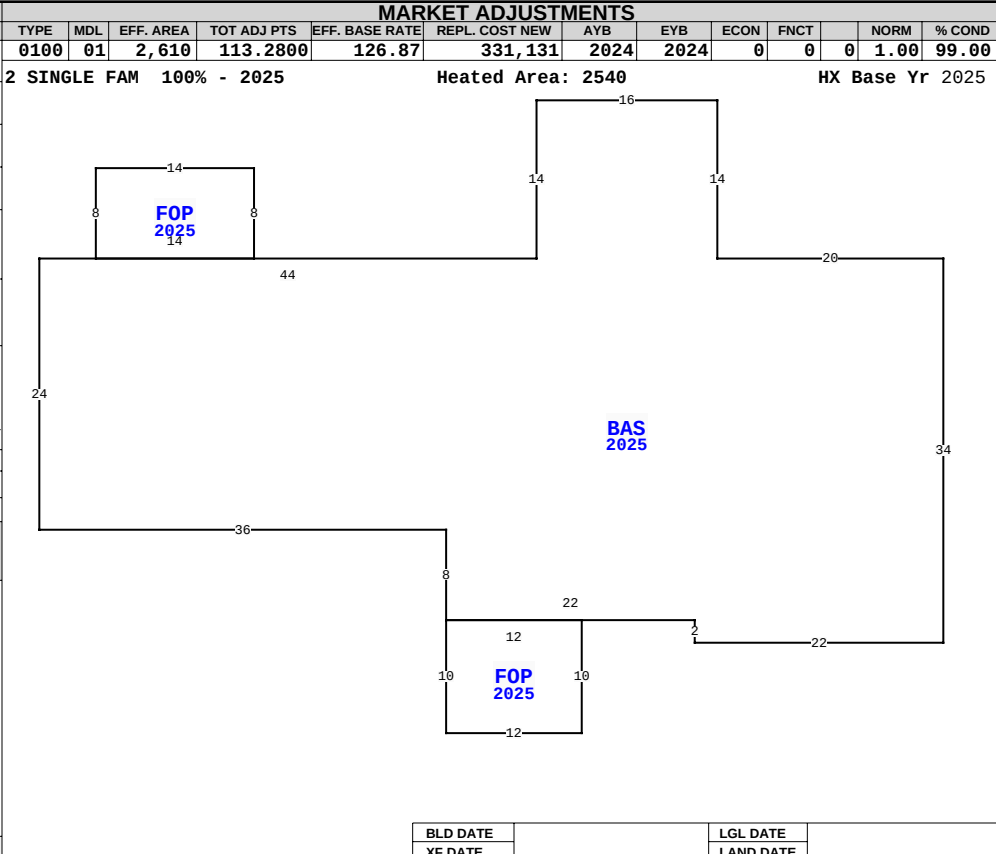
ROBINSON MELISSA RENEE
220 NE DEB GLN
LAKE CITY, FL 32055

2026

17-3S-17-04967-066



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Exterior Wall	00	N/A 0			
Roof Structur	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNPLK 100			
Interior Floo	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	3	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	2,540	100	2025	2,540	319,028
FOP	112	30	2025	34	4,271
FOP	120	30	2025	36	4,521
TOTALS	2,772			2,610	327,820



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		327,820			
TOTAL MARKET OB/XF VALUE		7,740			
TOTAL LAND VALUE - MARKET		12,772			
TOTAL MARKET VALUE		348,332			
SOH/AGL Deduction		0			
ASSESSED VALUE		348,332			
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		297,610			
TOTAL JUST VALUE		348,332			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		351,643			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047913	New Residential C	207,000	03/06/2024
000045488	Electrical Servic	0	09/19/2022
12407	M H	125	04/15/1997
7776	M H	100	11/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1512/2413	4/17/2024	WD	Q	I	01	375,000	
GRANTOR: JONES TERRANCE LAVAIR							
GRANTEE: ROBINSON MELISSA RE							
1492/398	6/07/2023	WD	U	I	11	100	
GRANTOR: DEAN STEPHANIE A							
GRANTEE: JONES TERRANCE LAVA							

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
1	0296	SHED METAL	0 100	20	40	1.00	UT	0.00	0.00	100	2015	2015	3	100
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100
3	0166	CONC, PAVMT	0 100	0	0	180.00	UT	3.00	3.00	100	2025	2024		100

LAND DESCRIPTION										TOTAL OB/XF										7,740									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	100		A-1	0.00	0.00	2.62	AC		1.00	1.00	0.75	6,500.00	4,875.00	12,772												