LOTS 27 & 28 FIVE POINTS ACRES S
429-703, 657-23, 689-210, 689-21

FORD ELIZABETH A
844 NE ELSEY PL
LAKE CITY, FL 32055

2025

17-3S-17-04967-088

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
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	05	05

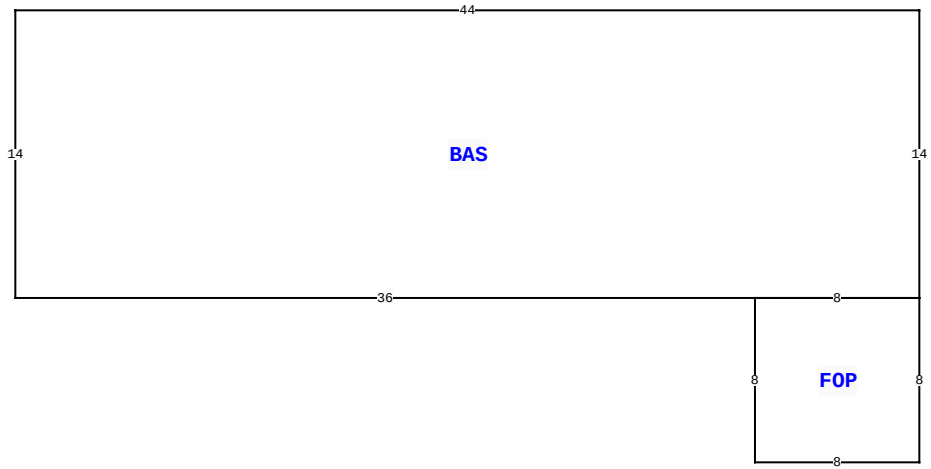
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	14,326
FOP	64	35		22	512
TOTALS	680			638	14,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	638	96.9000	58.14	37,093	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 616 HX Base Yr



170 NE CLARA GLN, 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	14,837
TOTAL MARKET OB/XF VALUE	12,840
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	43,677
SOH/AGL Deduction	1,713
ASSESSED VALUE	41,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,964
TOTAL JUST VALUE	43,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11906	M H	125	11/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/1233	4/18/2012	WD	Q	I	01	45,000
GRANTOR: GLEN E MUSSELWHITE						
GRANTEE: DONALD L & ELIZABET						
1213/1037	4/19/2011	QC	U	I	11	100
GRANTOR: JEFFREY REVVES						
GRANTEE: GLEN E MUSSELWHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E36 FOP= S8 E8 N8 W8$ E8 N14$.

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	0252	LEAN-TO W/	0	0	10	14	140.00	UT	2.00	2.00	100	1996	1996	3	100	280	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0265	PRCH,UEP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
7	0252	LEAN-TO W/	0	0	8	10	80.00	UT	2.00	2.00	100	2003	2003	3	100	160	

LAND DESCRIPTION

TOTAL OB/XF 12,840

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	0200	C	MBL HM	0		A-1	178.00	245.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 08/13/2015 BY DF Total Acres: 2.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 06/23/2025 BY SYS