

LOT 31 FIVE POINTS ACRES UNIT 2.  
AT THE SW COR OF LOT 30 FIVE POI  
2 RUN N 24 DEG E ALONG THE W LIN

ROETTGER DANIEL R/ROETTGER PETRA  
787 NE COLVIN AVE  
LAKE CITY, FL 32055

2026

17-3S-17-04967-091



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 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                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| 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         | 0200MOBILE HOME |       |
| MAP NUM          |                 | 07    |
| NEIGHBORHOOD/LOC | 17317.010       | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,782            | 100         |      | 1,782        | 50,424               |
| TOTALS    | 1,782            |             |      | 1,782        | 50,424               |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       |
| 2              | 0080       | DECKING     | 0 100   | 10 | 16 | 160.00 | UT | 5.00     | 5.00           |
| 3              | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       |
| 4              | 0296       | SHED METAL  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 2.40        |

REVIEW DATE 08/13/2015 BY DF

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |   |       |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0800                                                       | 02  | 1,782     | 117.9000    | 70.74          | 126,059        | 1995 | 1995 | 0    | 0    | 0 | 60.00 | 40.00  |  |
| 1 MOBILE HME 100% - 1998 Heated Area: 1782 HX Base Yr 1998 |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div>27<div>BAS</div>27</div>                              |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 787 NE COLVIN AVE, LAKE CITY                               |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF 9,500 |            |             |         |    |    |        |    |          |                |           |         |             |   |
|-------------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|
| 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                 | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 1997    | 1997        | 3 |
| 2                 | 0080       | DECKING     | 0 100   | 10 | 16 | 160.00 | UT | 5.00     | 5.00           | 100       | 1997    | 1997        | 3 |
| 3                 | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 |
| 4                 | 0296       | SHED METAL  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2010    | 2010        | 3 |

| TOTAL OB/XF 9,500 |          |     |                      |     |     |          |       |       |             |           |     |           |        |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|
| 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  | 2.40        | AC        |     | 1.00      | 1.00   |

Total Acres: 2.40 Total Land Value: 15,600 Market: 0 Agricultural: 0 Common: 15,600

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 2 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 50,424    |   |
| TOTAL MARKET OB/XF VALUE  |  | 9,500     |   |
| TOTAL LAND VALUE - MARKET |  | 15,600    |   |
| TOTAL MARKET VALUE        |  | 75,524    |   |
| SOH/AGL Deduction         |  | 25,388    |   |
| ASSESSED VALUE            |  | 50,136    |   |
| TOTAL EXEMPTION VALUE     |  | 25,136    |   |
| BASE TAXABLE VALUE        |  | 25,000    |   |
| TOTAL JUST VALUE          |  | 75,524    |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 75,524    |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
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|            |             |     |        |
|            |             |     |        |

| SALES DATA                |            |           |     |     |        |            |   |
|---------------------------|------------|-----------|-----|-----|--------|------------|---|
| OFF RECORD Number         | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |   |
| 0847/1499                 | 10/17/1997 | QC        | Q   | V   | 01     |            | 0 |
| GRANTOR: ROETTGER MILDRED |            |           |     |     |        |            |   |
| GRANTEE: ROETTGER DANIEL  |            |           |     |     |        |            |   |
|                           |            |           |     |     |        |            |   |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|
| BAS= W66 S27 E66 N27\$. |  |  |  |  |  |  |  |