LOT 35, FIVE POINTS ACRES UNIT 2

1063-1202, QC 1175-1866, WD 1223

RIVERA ADAM
655 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-099

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

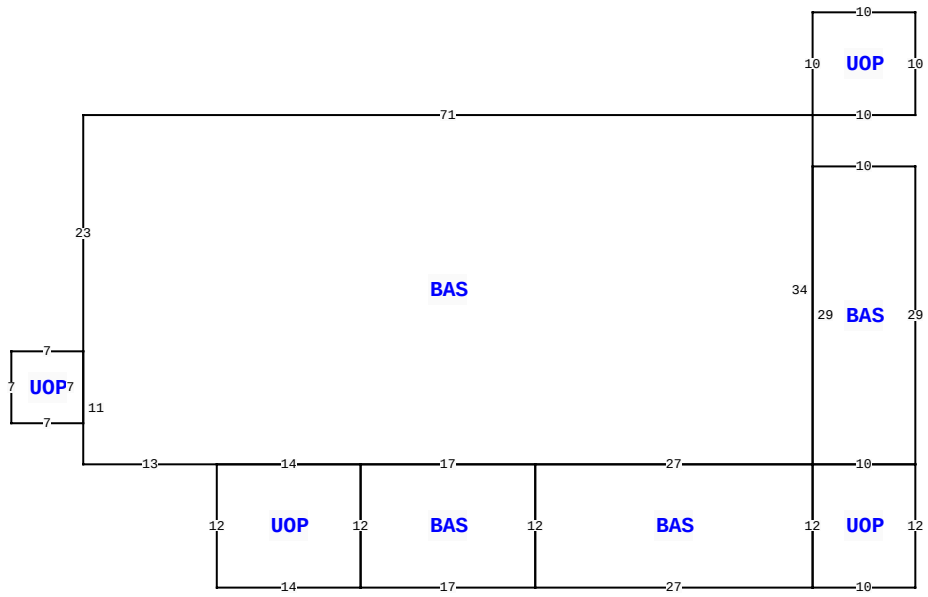
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100		204	16,039
BAS	290	100		290	22,801
BAS	324	100		324	25,474
BAS	2,414	100		2,414	189,798
UOP	49	20		10	787
UOP	100	20		20	1,572
UOP	120	20		24	1,887
UOP	168	20		34	2,673
TOTALS	3,669			3,320	261,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,320	108.0000	120.96	401,587	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 3232 HX Base Yr 2016



655 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,032
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		300,332
SOH/AGL Deduction		133,650
ASSESSED VALUE		166,682
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,960
TOTAL JUST VALUE		300,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1303/0087	10/23/2015	QC	U	I	11	100
GRANTOR: RAFAEL THOMPSON						
GRANTEE: ADAM RIVERA						
1303/0085	10/23/2015	QC	U	I	11	100
GRANTOR: RAFAEL THOMPSON						
GRANTEE: ADAM RIVERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S23 UOP= W7 S7 E7 N7$ S11 E13 UOP= S12 E14 N12 W14$ E14 BAS= S12 E17 N12 W17$ E17 BAS= S12 E27 N12 W27$ E27 UOP= S12 E10 N12 W10$ BAS= E10 N29 W10 S29$ N34 UOP= E10 N10 W10 S10$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	100			0.00	0.00	1.70	AC		1.00	1.00	1.00	10,000.00	10,000.00	17,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	14,500							

REVIEW DATE 08/13/2015 BY DF Total Acres: 3.15 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 10/07/2025 BY SYS