LOT 2 UNIT 3 FIVE POINTS ACRES.
441-110, 505-110,352, 586-777, 6

DRINKARD ROBERT
1024 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-142

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

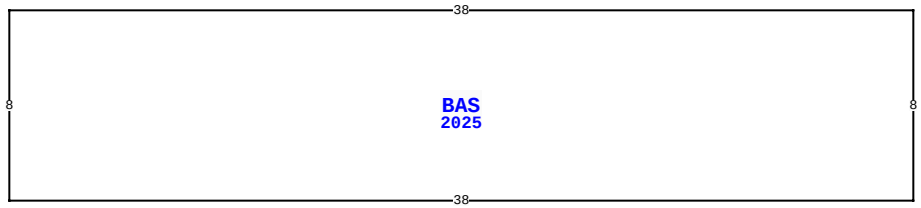
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	304	100	2025	304	5,632
TOTALS	304			304	5,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	304	65.7000	39.42	11,984	2005	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2024 Heated Area: 304 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,632
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		22,550
TOTAL MARKET VALUE		37,782
SOH/AGL Deduction		0
ASSESSED VALUE		37,782
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,782
TOTAL JUST VALUE		37,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38173	TR/TRAILER	0	05/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1385/1174	5/29/2019	QC	U	I	11	100
GRANTOR: DAVID & AMY BROWN						
GRANTEE: ROBERT DRINKARD						
0997/0402	10/10/2003	WD	Q	I	03	100
GRANTOR: CHARLES BROWN						
GRANTEE: DAVID B & AMY BROWN						

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

1024 NE COLVIN AVE, LAKE CITY

BUILDING NOTES

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,10] S8 E38 N8 W38 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	100		A-1	0.00	0.00	3.79	AC		1.00	1.00	0.70	8,500.00	5,950.00	22,550							

REVIEW DATE 02/07/2020 BY JB Total Acres: 3.79 Total Land Value: 22,550 Market: 0 Agricultural: 0 Common: 22,550 PRINTED 10/07/2025 BY SYS