LOT 5 FIVE POINTS ACRES S/D UNIT
441-110, 505-352, 586-777, 626-3

ZERON MARVIN GEOVANNY/ZERON CAROLINA
930 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-145

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
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

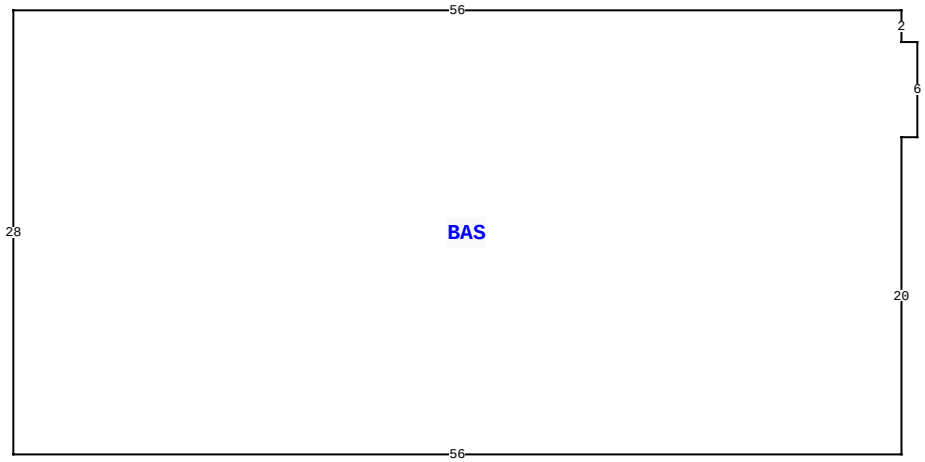
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100		1,574	147,897
TOTALS	1,574			1,574	147,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,574	119.0000	111.86	176,068	1989	2017	0	0	0	16.00	84.00

1 MANUF 1 0% - 2022 Heated Area: 1574 HX Base Yr



930 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	147,897
TOTAL MARKET OB/XF VALUE	8,832
TOTAL LAND VALUE - MARKET	34,595
TOTAL MARKET VALUE	191,324
SOH/AGL Deduction	637
ASSESSED VALUE	190,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,687
TOTAL JUST VALUE	191,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,845

XFOB:1:1: SUNPOINT/FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1449/1759	10/01/2021	WD	Q	I	01	157,400
GRANTOR: WILLIAMS GUY N						
GRANTEE: ZERON MARVIN GEOVAN						
1350/0608	12/15/2017	WD	U	I	37	23,300
GRANTOR: HEATHER L CROWDER						
GRANTEE: GUY N WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 E56 N20 E1 N6 W1N2$.

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	0031	BARN,MT AE	0	0	24	12	288.00	UT	1.50	1.50	100	0	0	3	100	432	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 8,832

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	0.00	0.00	4.07	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,595							

REVIEW DATE 11/22/2021 BY CP Total Acres: 4.07 Total Land Value: 34,595 Market: 0 Agricultural: 0 Common: 34,595 PRINTED 10/07/2025 BY SYS