

COMM SE COR OF NW1/4, RUN N 775.  
FOR POB, CONT E 297.21 FT, S 12  
TO N R/W OLIVE ST. W 223.20 FT,

DAVINO MICHAEL ANTHONY  
PO BOX 2904  
LAKE CITY, FL 32056

**2026**

05-3S-17-04843-028  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100 0 100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		1,620 112,605

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2026								
Heated Area: 1620						HX Base Yr 2026						
175 NW OLIVE GLN, LAKE CITY												
BLD DATE			LGL DATE			LAND DATE			05/08/2026			MLU
XF DATE			AG DATE									
INC DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		112,605	
TOTAL MARKET OB/XF VALUE		24,700	
TOTAL LAND VALUE - MARKET		28,200	
TOTAL MARKET VALUE		165,505	
SOH/AGL Deduction		0	
ASSESSED VALUE		165,505	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		114,094	
TOTAL JUST VALUE		165,505	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27805	M H	491	05/11/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1172	8/28/2025	WD Q	I	01		215,000
GRANTOR: FAIRCHILDS RETREAT SO						
GRANTEE: DAVINO MICHAEL ANTH						
1486/2278	3/14/2023	WD Q	I	01		195,000
GRANTOR: BLACKMON SHARON Y						
GRANTEE: FAIRCHILDS RETREAT						

EXTRA FEATURES																	
L N	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	100	24	45	1,080.00	UT	15.00	15.00	100	2009	2009	3	100	16,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS													24,700				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												24,700				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	1.88	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,200											