LOT 16 FIVE POINTS ACRES S/D.
361-650, 675-131, WD 1489-2738,

OLISA PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

17-3S-17-04967-016

BUILDING CHARACTERISTICS

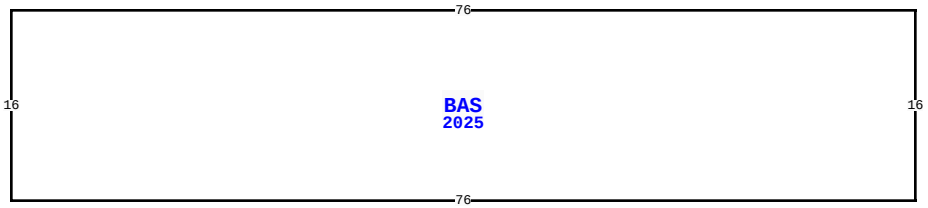
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,216	100	2025	1,216	64,887
TOTALS	1,216			1,216	64,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	115.5000	97.02	117,976	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1216 HX Base Yr



467 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	64,887
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	80,637
SOH/AGL Deduction	368
ASSESSED VALUE	80,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,269
TOTAL JUST VALUE	80,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049438	Mobile Home		03/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1104	12/28/2023	WD	Q	I	05	175,000
GRANTOR: RONSONET MARTHA ANN T						
GRANTEE: OLISA PROPERTIES, L						
1489/2738	9/02/2015	WD	U	I	11	100
GRANTOR: RONSONET NORBIE J						
GRANTEE: RONSONET MARTHA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=21,17] E76 S16 W76 N16 $
.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							

REVIEW DATE 04/23/2024 BY randall Total Acres: 1.02 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 05/12/2026 BY SYS