LOT 17 FIVE POINTS ACRES S/D.
417-445, 448-91, 494-16, 497-160

LOLLIEGH'S LAND HOLDINGS LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

17-3S-17-04967-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

417 NE DIANA TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	22,750
SOH/AGL Deduction	0
ASSESSED VALUE	22,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,750
TOTAL JUST VALUE	22,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,160

XFOB:2:1: PARK MH
XFOB:1:1: STATL MH (LIVES HERE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000039589	Mobile Home		10/07/2025
000039588	Mobile Home		10/07/2025
39588	M H	0	04/13/2020
39589	M H	0	04/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/331	7/25/2025	WD	Q	I	03	60,000
GRANTOR: PRICE WILLIAM R						
GRANTEE: LOLLIEGH'S LAND HOL						
1382/2657	4/22/2019	QC	U	I	11	100
GRANTOR: CAROL D WASFORD						
GRANTEE: WILLIAM R PRICE						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	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 10,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	0.51	AC		1.00	1.00	1.00	12,500.00	12,500.00	6,375							
2	9901	C	AC/XFOB	0		A-1	0.00	0.00	0.51	AC		1.00	1.00	1.00	12,500.00	12,500.00	6,375							

REVIEW DATE 02/23/2026 BY justin Total Acres: 1.02 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 05/12/2026 BY SYS