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

2027

17-3S-17-04967-017

BUILDING CHARACTERISTICS

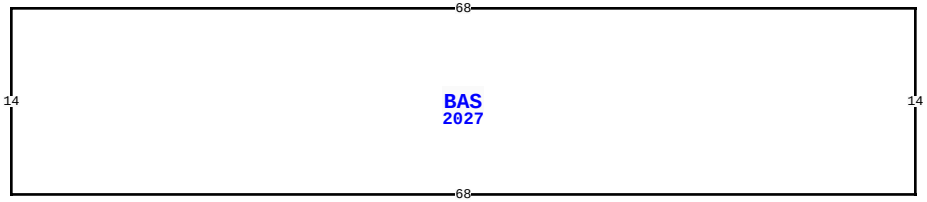
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	952	100	2027	952	24,059
TOTALS	952			952	24,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	105.3000	63.18	60,147	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2027 Heated Area: 952 HX Base Yr



417 NE DIANA TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	24,059
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	46,809
SOH/AGL Deduction	0
ASSESSED VALUE	46,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,809
TOTAL JUST VALUE	46,809
NCON VALUE	24,059
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,750

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

BAS=[YR=2027;ORIG=11,11] E68 S14 W68 N14 $
.

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	0200	C	MBL HM	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 11/17/2026 BY SYS