

LOT 28 FIVE POINTS ACRES S/D.
457-128, 766-961-962, LE 1362-27

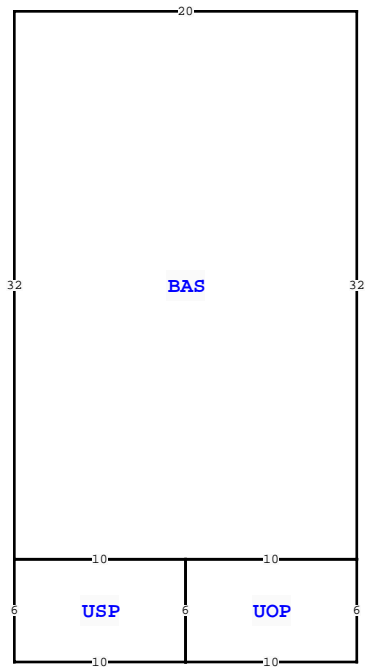
MCKAMEY LENSORTH B/MCKAMEY LAURA M
5884 RAMBLER ROSE WAY
WEST PALM BEACH, FL 33415

2026

17-3S-17-04967-028
17-3S-17-04967-028

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 100
Air Condition	02 WINDOW 100
Heating Type	01 NONE 100
Bedrooms	1 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	2026										



Quality	01 01				
DOR CODE	0101 SFRES/SFRES				
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	640	100		640	27,855
UOP	60	20		12	523
USP	60	35		21	914
TOTALS	760			673	29,292

454 NE COLVIN AVE, LAKE CITY

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

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	0021	BARN,FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		75,728	
TOTAL MARKET OB/XF VALUE		450	
TOTAL LAND VALUE - MARKET		12,788	
TOTAL MARKET VALUE		88,966	
SOH/AGL Deduction		0	
ASSESSED VALUE		88,966	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		88,966	
TOTAL JUST VALUE		88,966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2433	2/12/2025	WD	Q	I	01	92,500
GRANTOR: AFFRON RICK						
GRANTEE: MCKAMEY LENSORTH B						
1362/2771	6/18/2018	LE	U	I	14	100
GRANTOR: HERBERT AFFRON (LIFE)						
GRANTEE: RICK AFFRON (RMDR)						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S32 USP= S6 E10 N6 W10\$ E10 UOP= S6 E10 N6 W10\$ E10 N32\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,788							

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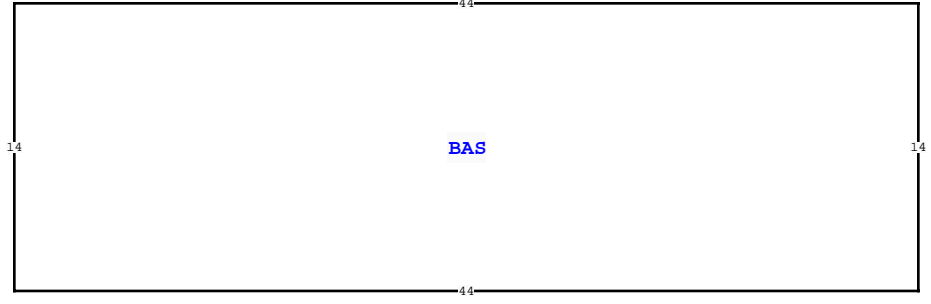
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2026

17-3S-17-04967-028
COLUMBIA COUNTY PROPERTY PAGE 3 of 3

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	616	58.8285	35.30	21,745	1983	1983	0	0	60.00	40.00
3 MOBILE HME 0% - 2026 Heated Area: 616 HX Base Yr											



Quality	02	02			
DOR CODE	0101 SFRES/SFRES				
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	616	100		616	8,698
TOTALS	616			616	8,698

454 NE COLVIN AVE, LAKE CITY

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XF DATE		LAND DATE	05/12/2026
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LAND DESCRIPTION															TOTAL OB/XF									
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NCON VALUE		0
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GRANTOR: HERBERT AFFRON (LIFE)						
GRANTEE: RICK AFFRON (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 S14 E44 N14\$.