

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

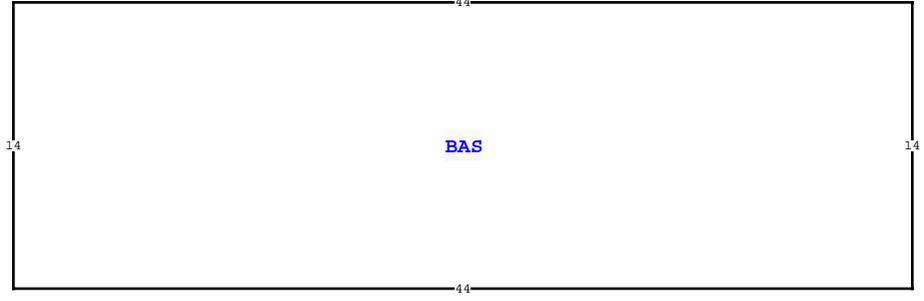
MCKAMEY LENSORTH B/MCKAMEY LAURA M
5884 RAMBLER ROSE WAY
WEST PALM BEACH, FL 33415

2026

17-3S-17-04967-028
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BUILDING CHARACTERISTICS		
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
Architactual	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	37.06	22,829	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	9,132
TOTALS	616			616	9,132

454 NE COLVIN AVE, LAKE CITY

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

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			77,359
TOTAL MARKET OB/XF VALUE			450
TOTAL LAND VALUE - MARKET			12,788
TOTAL MARKET VALUE			90,597
SOH/AGL Deduction			0
ASSESSED VALUE			90,597
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,597
TOTAL JUST VALUE			90,597
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= W44 S14 E44 N14\$.