LOT 31 FIVE POINTS ACRES S/D.

706-324, 809-757

DAVIS JAY
P O BOX 1508
LAKE CITY, FL 32056

2027

17-3S-17-04967-031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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
Quality	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 07

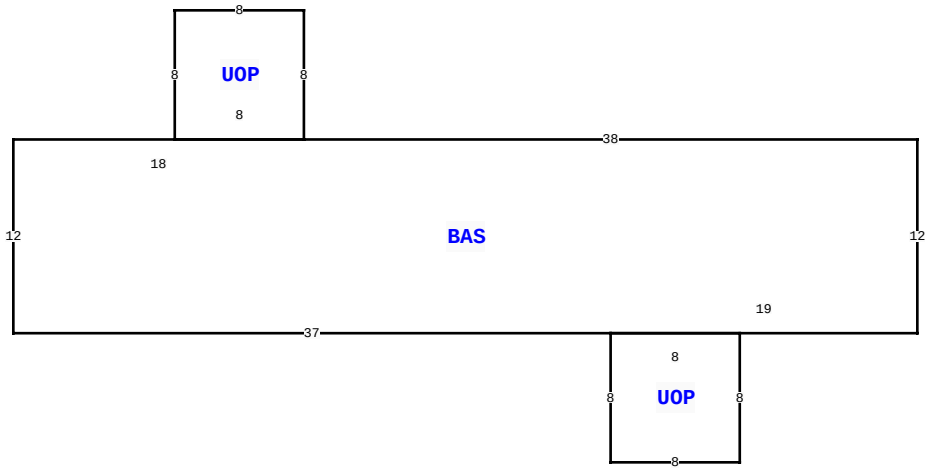
NEIGHBORHOOD/LOC 17317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,902
UOP	64	25		16	236
UOP	64	25		16	236
TOTALS	800			704	10,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	704	61.3980	36.84	25,935	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



322 NE COLVIN AVE, LAKE CITY

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

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	0296	SHED METAL	0	0	8	16	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	159,539
TOTAL MARKET OB/XF VALUE	6,700
TOTAL LAND VALUE - MARKET	12,812
TOTAL MARKET VALUE	179,051
SOH/AGL Deduction	0
ASSESSED VALUE	179,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,051
TOTAL JUST VALUE	179,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,598

BLDG:2:1: CONCORD MH

XFOB:1:1: TAYLOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052988	Mobile Home		05/01/2025
000052627	Right-of-Way Acce		03/18/2025
000050930	Electrical Servic	0	10/02/2024
10157	M H	125	09/05/1995
10158	M H	125	09/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/0757	8/11/1995	WD	U	V	31	6,000
GRANTOR: JOHNNY & JACQUELINE D						
GRANTEE: JAY DAVIS						
0558/0047	2/01/1985	WD	Q	I	01	2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N8 W8 S8 E8$ W18 S12 E37 UOP= S8 E8 N8 W8$E19 N12$.

LAND DESCRIPTION

TOTAL OB/XF 6,700

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,812							

REVIEW DATE 04/15/2026 BY robin Total Acres: 1.03 Total Land Value: 12,812 Market: 0 Agricultural: 0 Common: 12,812 PRINTED 11/17/2026 BY SYS

LOT 31 FIVE POINTS ACRES S/D.

706-324, 809-757

DAVIS JAY
P O BOX 1508
LAKE CITY, FL 32056

2027

17-3S-17-04967-031

BUILDING CHARACTERISTICS

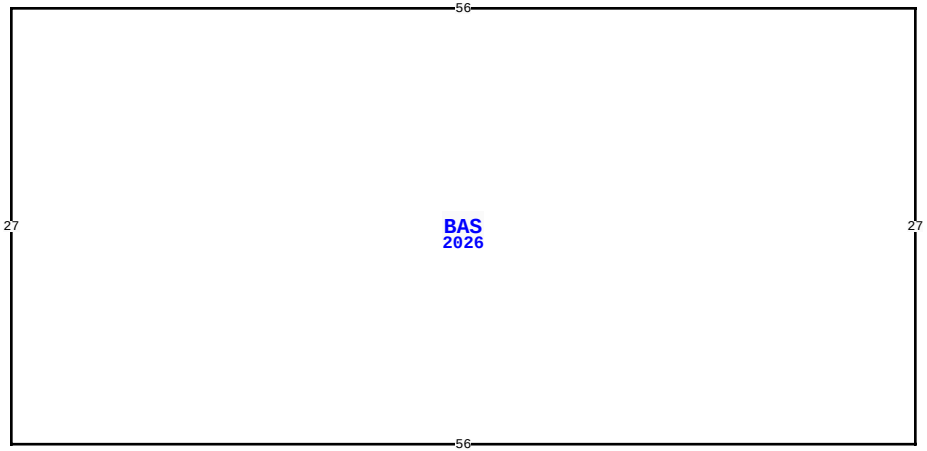
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,512	100	2026	1,512	149,165
TOTALS	1,512			1,512	149,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	110.5000	106.08	160,393	2021	2021	0	0	0	7.00	93.00

3 MANUF 2 0% - 2026 Heated Area: 1512 HX Base Yr



322 NE COLVIN AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	159,539
TOTAL MARKET OB/XF VALUE	6,700
TOTAL LAND VALUE - MARKET	12,812
TOTAL MARKET VALUE	179,051
SOH/AGL Deduction	0
ASSESSED VALUE	179,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,051
TOTAL JUST VALUE	179,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/0757	8/11/1995	WD	U	V	31	6,000
GRANTOR: JOHNNY & JACQUELINE D						
GRANTEE: JAY DAVIS						
0558/0047	2/01/1985	WD	Q	I	01	2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,16] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/15/2026 BY robin Total Acres: 1.03 Total Land Value: 12,812 Market: 0 Agricultural: 0 Common: 12,812 PRINTED 11/17/2026 BY SYS