LOT 32 FIVE POINTS ACRES S/D.
430-427, 795-277, 796-1201, WD 1

SIMMONS RACHELLE/SIMMONS JOHN
282 NE COLVIN AVE
LAKE CITY, FL 32055

2027

17-3S-17-04967-032

BUILDING CHARACTERISTICS

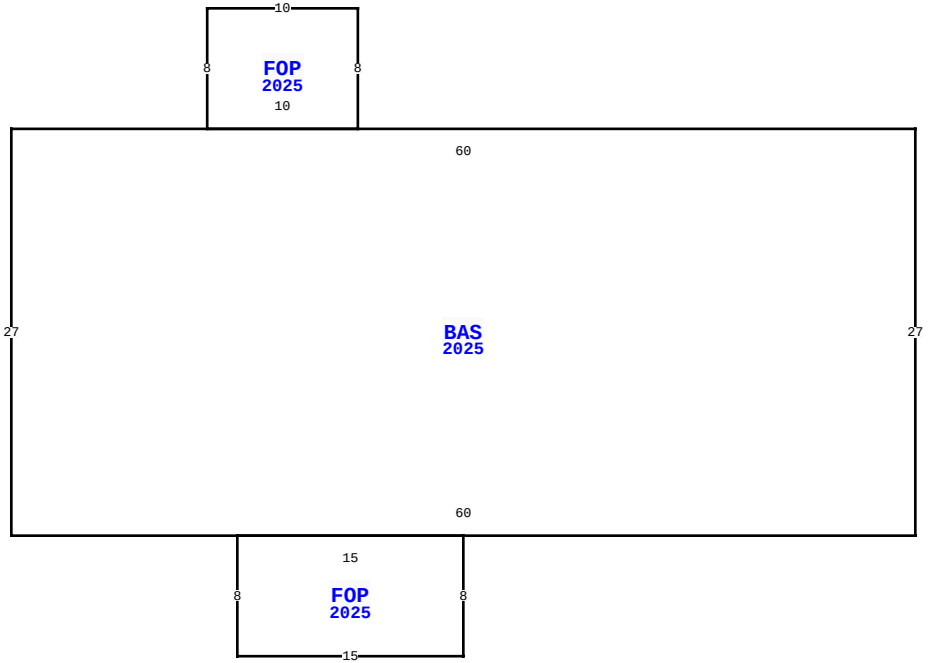
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,620	100	2025	1,620	167,587
FOP	80	35	2025	28	2,897
FOP	120	35	2025	42	4,345
TOTALS	1,820			1,690	174,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,690	113.5000	105.56	178,396	2024	2024	0	0	0	2.00	98.00

1 MANUF 1 0% - 2026 Heated Area: 1620 HX Base Yr



282 NE COLVIN AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,828
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	194,578
SOH/AGL Deduction	0
ASSESSED VALUE	194,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,578
TOTAL JUST VALUE	194,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049572	Mobile Home		04/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2372	6/13/2025	WD	Q	I	01	214,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: SIMMONS RACHELLE						
1505/1104	12/28/2023	WD	Q	I	05	175,000
GRANTOR: RONSONET MARTHA ANN T						
GRANTEE: OLISA PROPERTIES, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-19,1] E60 S27 W60 N27 $
FOP=[YR=2025;ORIG=-6,-7] E10 S8 W10 N8 $
FOP=[YR=2025;ORIG=-4,28] E15 S8 W15 N8 $
.

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	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							

REVIEW DATE 08/01/2025 BY TP Total Acres: 1.02 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 11/17/2026 BY SYS