LOT 33 FIVE POINTS ACRES S/D.
361-650, 675-131, 790-111, WD 14

OLISA PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

**2027**

**17-3S-17-04967-033**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 07

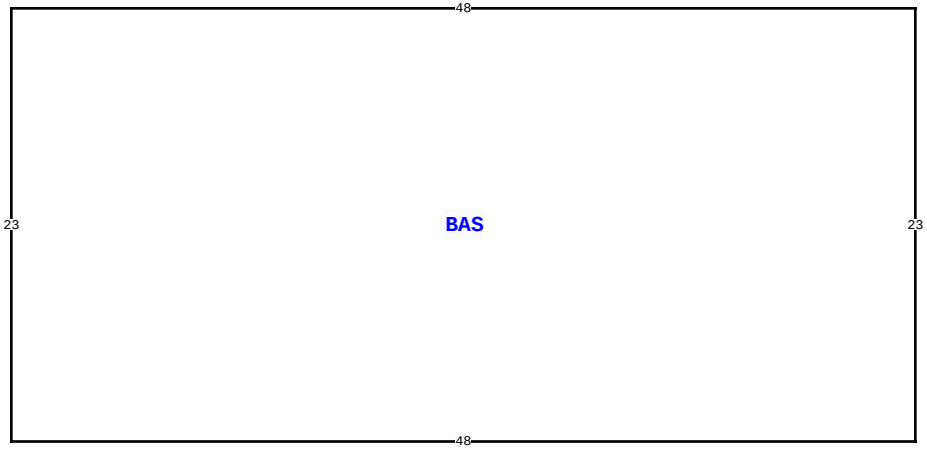
NEIGHBORHOOD/LOC 17317.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,104 | 100 | | 1,104 | 30,179 |
| TOTALS | 1,104 | | | 1,104 | 30,179 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,104 | 113.9000 | 68.34 | 75,447 | 1985 | 1985 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2024 Heated Area: 1104 HX Base Yr




236 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 30,179 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 12,875 |
| TOTAL MARKET VALUE | 50,054 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 50,054 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 50,054 |
| TOTAL JUST VALUE | 50,054 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 50,054 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041538 | Electrical Servic | 0 | 03/17/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1505/1104 | 12/28/2023 | WD | Q | I | 05 | 175,000 |
| GRANTOR: RONSONET MARTHA ANN T | | | | | | |
| GRANTEE: OLISA PROPERTIES, L | | | | | | |
| 1489/2738 | 9/02/2015 | WD | U | I | 11 | 100 |
| GRANTOR: RONSONET NORBIE J | | | | | | |
| GRANTEE: RONSONET MARTHA ANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

## 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 12,500.00 | 12,500.00 | 12,875 | | | | | | | |

REVIEW DATE 01/03/2024 BY TP Total Acres: 1.03 Total Land Value: 12,875 Market: 0 Agricultural: 0 Common: 12,875 PRINTED 11/17/2026 BY SYS