

LOT 34 FIVE POINTS ACRES S/D.
361-650, 675-131, 790-111, WD 14

COAR CHELBY
202 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-034
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
BAS	840	100	2026
TOTALS	840		93,532

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	-	2026							
				Heated Area:	840			HX Base Yr	2026			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	93,532		
TOTAL MARKET OB/XF VALUE	7,800		
TOTAL LAND VALUE - MARKET	6,630		
TOTAL MARKET VALUE	107,962		
SOH/AGL Deduction	0		
ASSESSED VALUE	107,962		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	56,551		
TOTAL JUST VALUE	107,962		
NCON VALUE	94,332		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	6,630		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052361	Mobile Home		02/18/2025
000052328	Right-of-Way Acce		02/13/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2312	6/27/2025	WD Q	Q	I	01	185,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: COAR CHELBY						
1505/1104	12/28/2023	WD Q	Q	I	05	175,000
GRANTOR: RONSONET MARTHA ANN T						
GRANTEE: OLISA PROPERTIES, L						

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	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	100	2026	2025		100	400	
2	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	100	2026	2025		100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,630							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=15,7] E56 S15 W56 N15 \$												

TOTAL OB/XF													7,800												
REVIEW DATE 04/29/2026 BY robin Total Acres: 1.02 Total Land Value: 6,630 Market: 0 Agricultural: 0 Common: 6,630 PRINTED 05/08/2026 BY SYS																									