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

2027

17-3S-17-04967-034

BUILDING CHARACTERISTICS

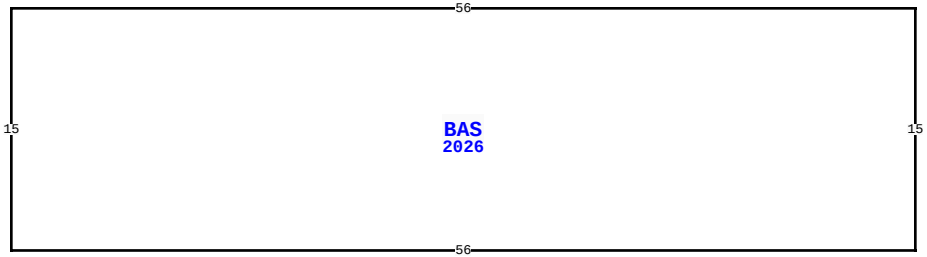
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2026	840	88,906
TOTALS	840			840	88,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	112.5000	108.00	90,720	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 840 HX Base Yr 2026



202 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	0081	DECKING WI	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	
2	0081	DECKING WI	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		88,906
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		12,750
TOTAL MARKET VALUE		111,456
SOH/AGL Deduction		0
ASSESSED VALUE		111,456
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,045
TOTAL JUST VALUE		111,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,378

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	I	01	185,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: COAR CHELBY						
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=2026;ORIG=15,7] E56 S15 W56 N15 $

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LAND DESCRIPTION

TOTAL OB/XF 9,800

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	100		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 04/29/2026 BY robin Total Acres: 1.02 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 11/17/2026 BY SYS