LOT 41 FIVE POINTS ACRES S/D.

444-654, 632-601, 701-444

DAVIS JAY S
P O BOX 1508
LAKE CITY, FL 32056

2026

17-3S-17-04967-041

BUILDING CHARACTERISTICS

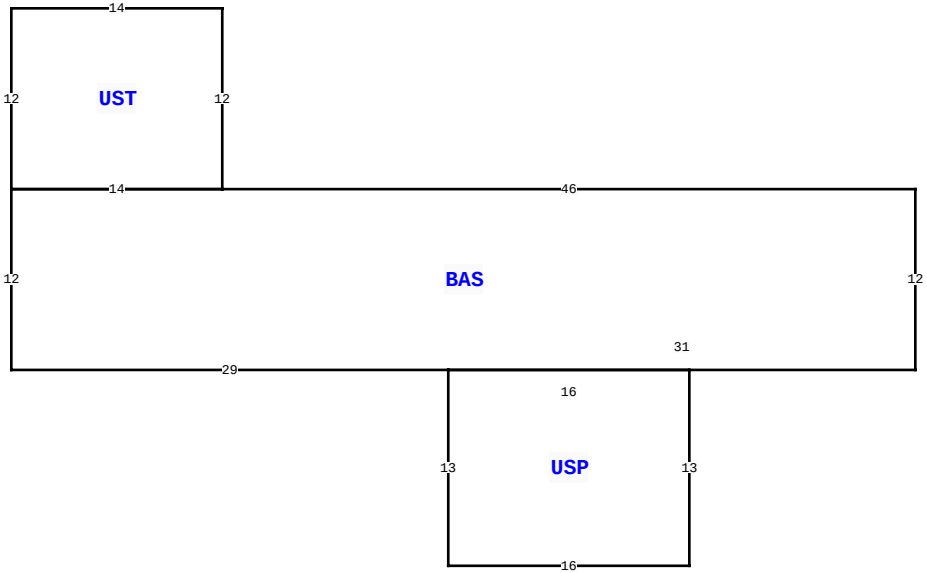
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	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	720	100		720	15,186
USP	208	35		73	1,540
UST	168	45		76	1,603
TOTALS	1,096			869	18,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	869	87.8850	52.73	45,822	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



269 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 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,289
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	12,812
TOTAL MARKET VALUE	82,101
SOH/AGL Deduction	19,003
ASSESSED VALUE	63,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,098
TOTAL JUST VALUE	82,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,489

BLDG:4:1: BRIG MH RP

BLDG:3:1: BLUE MH DAVIS OWNS NO TITLE

XFOB:3:1: BRIG-RP

XFOB:2:1: BLUE MH DAVIS OWNS NO TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0444	6/13/1988	WD	U	V		6,000
GRANTOR: CREDITHRIFT, INC						
GRANTEE: JAY S DAVIS						
0632/0601	9/15/1987	CT	U	I		17,000
GRANTOR: PYLE EUGENE H &						
GRANTEE: CREDITHRIFT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UST= N12 W14 S12 E14$ W14 S12 E29 USP= S13 E16 N13 W16$ E31 N12$.

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	12,812							

REVIEW DATE 08/17/2015 BY DF Total Acres: 1.03 Total Land Value: 12,812 Market: 0 Agricultural: 0 Common: 12,812 PRINTED 06/22/2026 BY SYS

LOT 41 FIVE POINTS ACRES S/D.

444-654, 632-601, 701-444

DAVIS JAY S
P O BOX 1508
LAKE CITY, FL 32056

2026

17-3S-17-04967-041

BUILDING CHARACTERISTICS

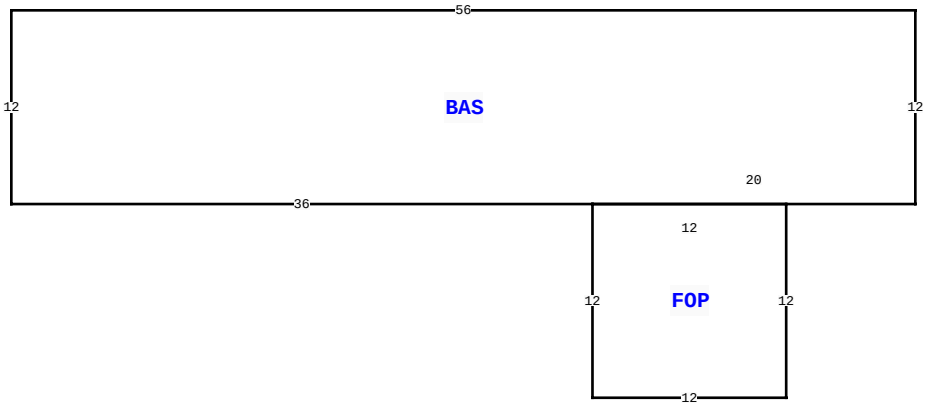
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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	11,744
FOP	144	35		50	874
TOTALS	816			722	12,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	722	72.8190	43.69	31,544	1973	1973	0	0	0	60.00	40.00

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



269 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,289
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	12,812
TOTAL MARKET VALUE	82,101
SOH/AGL Deduction	19,003
ASSESSED VALUE	63,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,098
TOTAL JUST VALUE	82,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,489

BLDG:2:1: MANATEE MH

XFOB:1:1: MANATEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0444	6/13/1988	WD	U	V		6,000
GRANTOR: CREDITHRIFT, INC						
GRANTEE: JAY S DAVIS						
0632/0601	9/15/1987	CT	U	I		17,000
GRANTOR: PYLE EUGENE H &						
GRANTEE: CREDITHRIFT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E36 FOP= S12 E12 N12 W12$ E20 N12$.

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 08/17/2015 BY DF Total Acres: 1.03 Total Land Value: 12,812 Market: 0 Agricultural: 0 Common: 12,812 PRINTED 06/22/2026 BY SYS

LOT 41 FIVE POINTS ACRES S/D.
444-654, 632-601, 701-444

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LAKE CITY, FL 32056

2026

17-3S-17-04967-041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
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

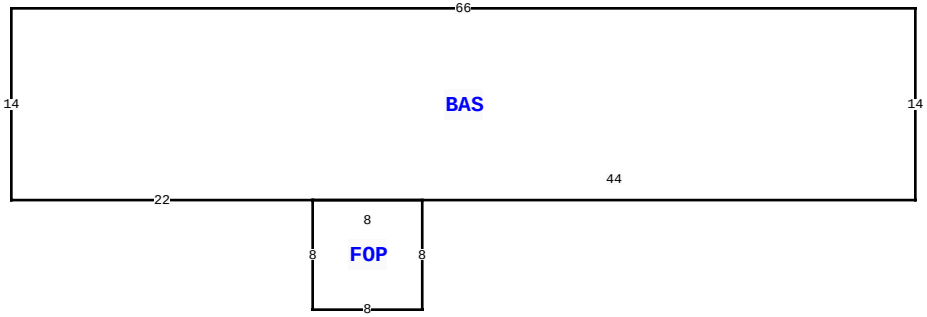
NEIGHBORHOOD/LOC 17317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,302
FOP	64	35		22	436
TOTALS	988			946	18,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	946	82.5390	49.52	46,846	1975	1975	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



269 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,289
TOTAL MARKET OB/XF VALUE	7,000
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ASSESSED VALUE	63,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,098
TOTAL JUST VALUE	82,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0444	6/13/1988	WD	U	V		6,000
GRANTOR: CREDITHRIFT, INC						
GRANTEE: JAY S DAVIS						
0632/0601	9/15/1987	CT	U	I		17,000
GRANTOR: PYLE EUGENE H &						
GRANTEE: CREDITHRIFT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E22 FOP= S8 E8 N8 W8$ E44 N14$.

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 08/17/2015 BY DF Total Acres: 1.03 Total Land Value: 12,812 Market: 0 Agricultural: 0 Common: 12,812 PRINTED 06/22/2026 BY SYS

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444-654, 632-601, 701-444

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2026

17-3S-17-04967-041

BUILDING CHARACTERISTICS

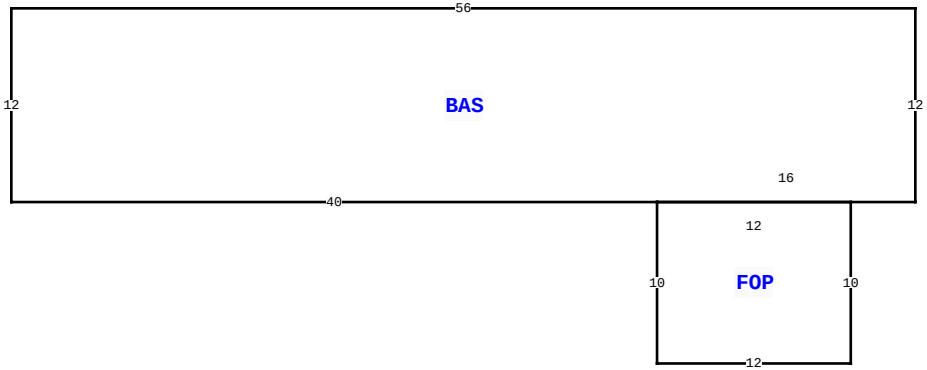
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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	11,862
FOP	120	35		42	741
TOTALS	792			714	12,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	714	73.5480	44.13	31,509	1973	1973	0	0	0	60.00	40.00

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



269 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
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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 4 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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BASE TAXABLE VALUE	63,098
TOTAL JUST VALUE	82,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CREDITHRIFT, INC						
GRANTEE: JAY S DAVIS						
0632/0601	9/15/1987	CT	U	I		17,000
GRANTOR: PYLE EUGENE H &						
GRANTEE: CREDITHRIFT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E40 FOP= S10 E12 N10 W12$ E16 N12$.

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 08/17/2015 BY DF Total Acres: 1.03 Total Land Value: 12,812 Market: 0 Agricultural: 0 Common: 12,812 PRINTED 06/22/2026 BY SYS