LOT 42 FIVE POINTS ACRES S/D.

491-633, 636-377, 808-493

ALBRITTON BRENDA HARVEY
341 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-042

BUILDING CHARACTERISTICS

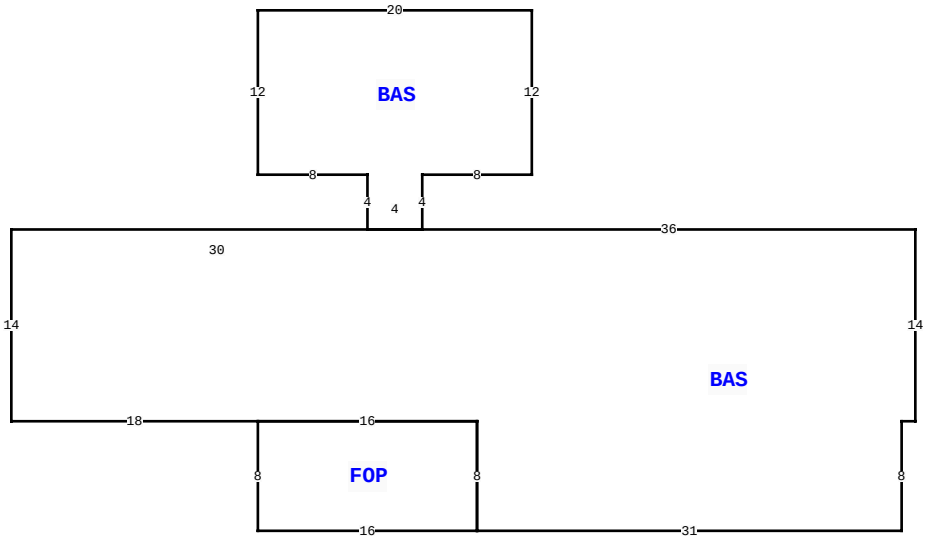
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	256	100		256	5,193
BAS	1,172	100		1,172	23,773
FOP	128	35		45	913
TOTALS	1,556			1,473	29,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,473	84.5100	50.71	74,696	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1428 HX Base Yr 1996



341 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	0294	SHED WOOD/	0	100	16	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		29,878
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		12,812
TOTAL MARKET VALUE		52,790
SOH/AGL Deduction		26,147
ASSESSED VALUE		26,643
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,643
TOTAL JUST VALUE		52,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,178

XFOB:5:1: FLEETWOOD/CLARMONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0808/0493	6/21/1995	WD	Q	I	03	15,000
GRANTOR: CARLON LEVON HARVEY						
GRANTEE: BRENDA HARVEY ALBRI						
0636/0377	11/03/1987	QC	U	I		1,500
GRANTOR: HARVEY LITTLE BILL						
GRANTEE: HARVEY CARLON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 BAS= N4 E8 N12 W20 S12 E8 S4 E4$ W30 S14 E18 FOP= S8E16N8 W16$ E16 S8 E31 N8 E1 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0102	C	SFR/MH	100		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