

LOTS 47 FIVE POINTS ACRES S/D.  
WD 740-705, WD 815-928, WD 815-9

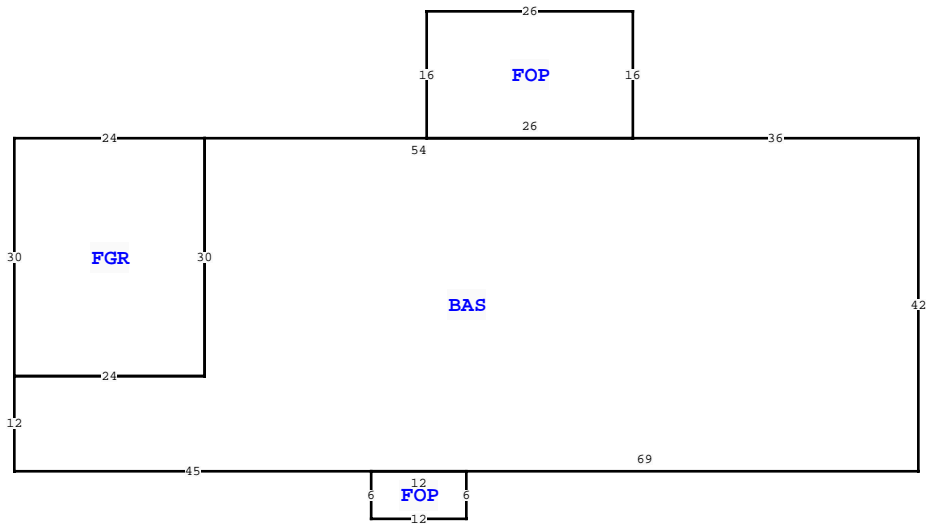
MOBLEY JAMES  
551 NE COLVIN AVE  
LAKE CITY, FL 32055

**2026**

17-3S-17-04967-046  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,068	100	
FGR	720	55	
FOP	72	30	
FOP	416	30	
TOTALS	5,276		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,611	103.3600	115.76	533,769	2000	2000	30	0	31.25	38.75
3 SINGLE FAM			100% - 2017	Heated Area: 4068		HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		206,835	
TOTAL MARKET OB/XF VALUE		18,793	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		238,628	
SOH/AGL Deduction		55,217	
ASSESSED VALUE		183,411	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		132,000	
TOTAL JUST VALUE		238,628	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,621	
LAND:6:1: WELL & SEPTIC ON LOT 48			
BLDG:2:1: GUER MH			
LAND:2:1: WELL & SEPTIC ON LOT 46			
BLDG:1:1: CONC MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042176	Electrical Servic	0	06/18/2021
37185	MAINT/ALTR	0	09/07/2018
15401	SFR	660	04/21/1999
9638	M H	125	04/25/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/0296	8/27/2014	WD	U	I	18	146,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JAMES MOBLEY (UNMAR)						
1256/0676	6/12/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (REDDI)						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1,162.00	UT	1.50	1.50	100
2	0120	CLFENCE	4	0	100	0	1.00	UT	500.00	500.00	50
3	0031	BARN, MT AE	0	100	25	48	1,200.00	UT	15.00	15.00	80
4	0166	CONC, PAVMT	0	100	25	48	1,200.00	UT	2.00	2.00	100

TOTAL OB/XF											
18,793											
551 NE COLVIN AVE, LAKE CITY											
BLD DATE		LGL DATE		LAND DATE		05/12/2026		MLU			
XF DATE		AG DATE									

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W36 FOP= N16 W26 S16 E26\$ W54 FGR= W24 S30 E24 N30\$ S30 W24 S12 E45 FOP= S6 E12 N6 W12\$ E69 N42 \$.						

LAND DESCRIPTION												TOTAL OB/XF												
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	0100	C	SFR	0		A-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	12,500.00	12,500.00	13,000							