LOT 30 FIVE POINTS ACRES S/D.
442-603, 635-136, 644-136, 826-2

BRASHER ARTEELIA/BRASHER SAMANTHA
362 NE COLVIN AVE
LAKE CITY, FL 32055

2027

17-3S-17-04967-049

BUILDING CHARACTERISTICS

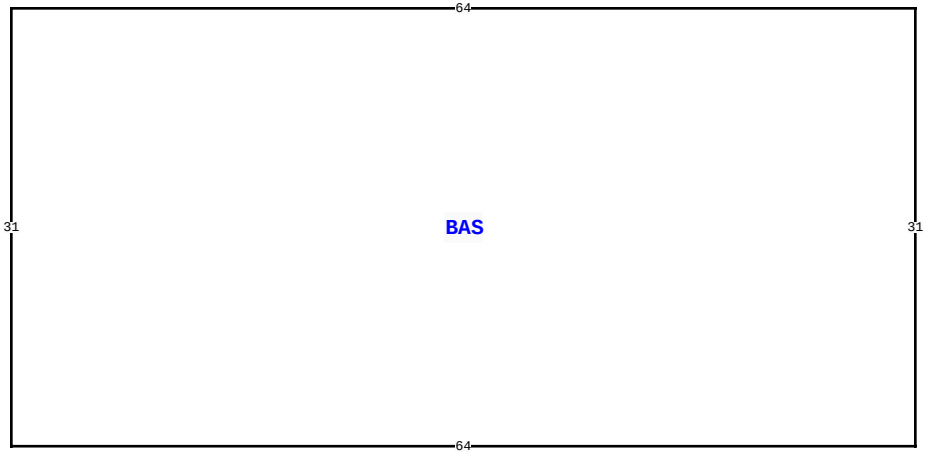
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,984	100		1,984	210,971
TOTALS	1,984			1,984	210,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,984	115.5000	114.34	226,851	2021	2021	0	0	0	7.00	93.00

3 MANUF 3 100% - 2022 Heated Area: 1984 HX Base Yr 2022



362 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,971
TOTAL MARKET OB/XF VALUE		32,425
TOTAL LAND VALUE - MARKET		12,875
TOTAL MARKET VALUE		256,271
SOH/AGL Deduction		42,754
ASSESSED VALUE		213,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,106
TOTAL JUST VALUE		256,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041482	Mobile Home		03/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2224	2/16/2023	QC	U	I	11	100
GRANTOR: MAYNARD HEATHER						
GRANTEE: BRASHER ARTEELIA						
1425/0133	12/01/2020	WD	U	I	11	0
GRANTOR: JOSEPH WOODARD & HEAT						
GRANTEE: ARTELLIA & SAMANTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,12] E64 S31 W64 N31 $
.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0210	GARAGE U	0	100	30	28	840.00	UT	16.00	16.00	100	2022	2021		100	13,440	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	31	45	1,395.00	UT	3.00	3.00	100	2022	2021		100	4,185	

LAND DESCRIPTION

TOTAL OB/XF 32,425

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	0.52	AC		1.00	1.00	1.00	12,500.00	12,500.00	6,500							
2	0700	C	MISC RES	100		A-1	0.00	0.00	0.51	AC		1.00	1.00	1.00	12,500.00	12,500.00	6,375							

REVIEW DATE 06/04/2021 BY JB Total Acres: 1.03 Total Land Value: 12,875 Market: 0 Agricultural: 0 Common: 12,875 PRINTED 11/17/2026 BY SYS