LOTS 16 & 17 FIVE POINTS ACRES S
564-405, 565-680, 776-1244, 830-

GOSWAMI NITESH M
174 NE JOY GLN
LAKE CITY, FL 32055-4639

2027

17-3S-17-04967-076

BUILDING CHARACTERISTICS

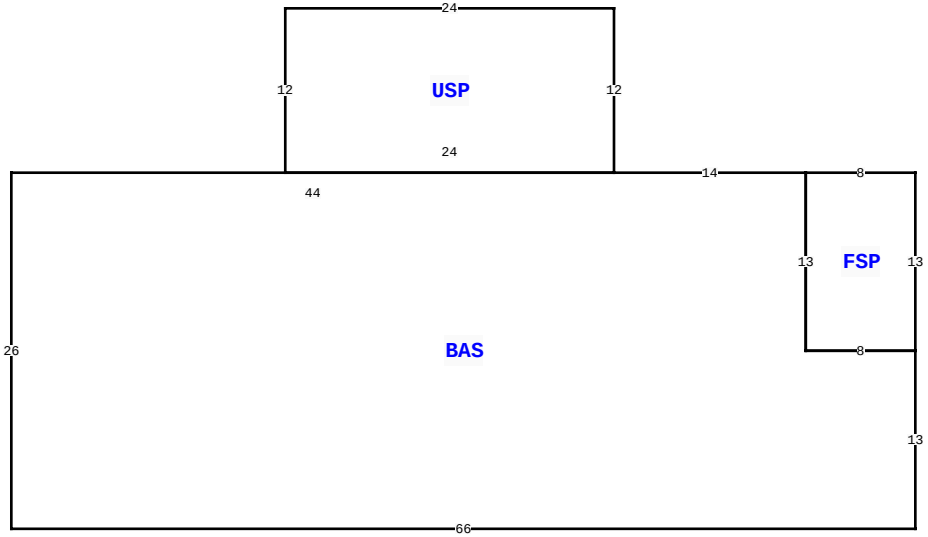
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,612	100		1,612	93,917
FSP	104	40		42	2,447
USP	288	35		101	5,884
TOTALS	2,004			1,755	102,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,755	113.9000	105.93	185,907	2002	2002	0	0	0	45.00	55.00

5 MANUF 1 100% - 2001 Heated Area: 1612 HX Base Yr 2001



174 NE JOY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,249
TOTAL MARKET OB/XF VALUE		21,055
TOTAL LAND VALUE - MARKET		23,100
TOTAL MARKET VALUE		146,404
SOH/AGL Deduction		66,381
ASSESSED VALUE		80,023
TOTAL EXEMPTION VALUE	HX HB	48,537
BASE TAXABLE VALUE		31,486
TOTAL JUST VALUE		146,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,504

LAND:1:1: 2 LOTS

BLDG:3:1: REDM MH (WESTERVELT'S LIVE HERE)

XFOB:1:1: SUMMERHILL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21690	M H	250	04/05/2004
17729	M H	125	12/11/2000
13678	M H	125	02/20/1998
10213	M H	125	09/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/2019	2/24/2003	WD	Q	I	04	16,500
GRANTOR: T REGISTER						
GRANTEE: N GOSWANZ						
0908/1731	8/15/2000	AG	Q	I	03	15,300
GRANTOR: T REGISTER						
GRANTEE: N GOSWANZ (AGR FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 USP= N12 W24 S12 E24$ W44 S26 E66 N13 FSP= N13 W8 S13 E8$ W8 N13$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0	100	12	18	216.00	UT	1.88	1.88	100	1999	1999	3	100	405	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

TOTAL OB/XF 19,755

LAND DESCRIPTION

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	2.31	AC		1.00	1.00	1.00	10,000.00	10,000.00	23,100							

REVIEW DATE 08/13/2015 BY DF Total Acres: 2.31 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 11/17/2026 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
12	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
13	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
14	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
15	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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 08/13/2015 BY DF Total Acres: 2.31 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 11/17/2026 BY SYS