

LOTS 29 & 30 FIVE POINTS ACRES U  
 PARCEL DESC AS: BEG AT THE SW CO  
 N 24 DEG E ALONG THE W LINE OF L

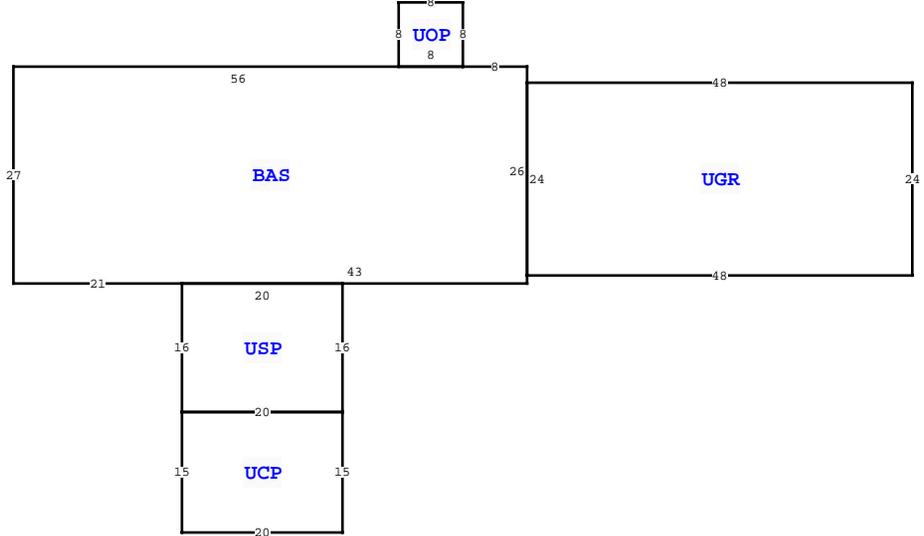
SWEET JOHN P/KRUMENAUER JODEEN A  
 847 NE COLVIN AVE  
 LAKE CITY, FL 32055

**2026**

17-3S-17-04967-089  


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	26 ALM SIDING 70				
Exterior Wall	05 AVERAGE 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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				
Architectural Units	01 CONV 100 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	1,728	100		1,728	92,369
UCP	300	20		60	3,207
UGR	1,152	45		518	27,689
UOP	64	25		16	855
USP	320	35		112	5,987
TOTALS	3,564			2,434	130,108

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	2,434	115.7000	97.19	236,560	1989	1989	0	0	45.00	55.00	
1 MANUF 1 100% - 2023 Heated Area: 1728 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	130,108			
TOTAL MARKET OB/XF VALUE	8,200			
TOTAL LAND VALUE - MARKET	24,375			
TOTAL MARKET VALUE	162,683			
SOH/AGL Deduction	115,491			
ASSESSED VALUE	47,192			
TOTAL EXEMPTION VALUE	HX HB 25,000			
BASE TAXABLE VALUE	22,192			
TOTAL JUST VALUE	162,683			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	147,878			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30998	MAINT/ALTR	70	05/02/2013
12294	M H	125	03/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1241	5/10/2022	WD Q	Q	I	01	149,900
GRANTOR: VERDECIA CELESTE						
GRANTEE: SWEET JOHN P						
1086/2145	6/07/2006	WD Q	Q	I		77,500
GRANTOR: MILDRED MYNELL BROWNL						
GRANTEE: CELESTE VERDECIA						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													8,200				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								05/12/2026	MLU			
847 NE COLVIN AVE, LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W8 UOP= N8 W8 S8 E8 \$ W56 S27 E21 USP= S16 UCP= S15 E20 N15 W20\$ E20 N16 W20\$ E43 N1 UGR= E48 N24 W48 S24\$ N26\$.																	

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.95	AC		1.00	1.00	1.00	12,500.00	12,500.00	24,375							