

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

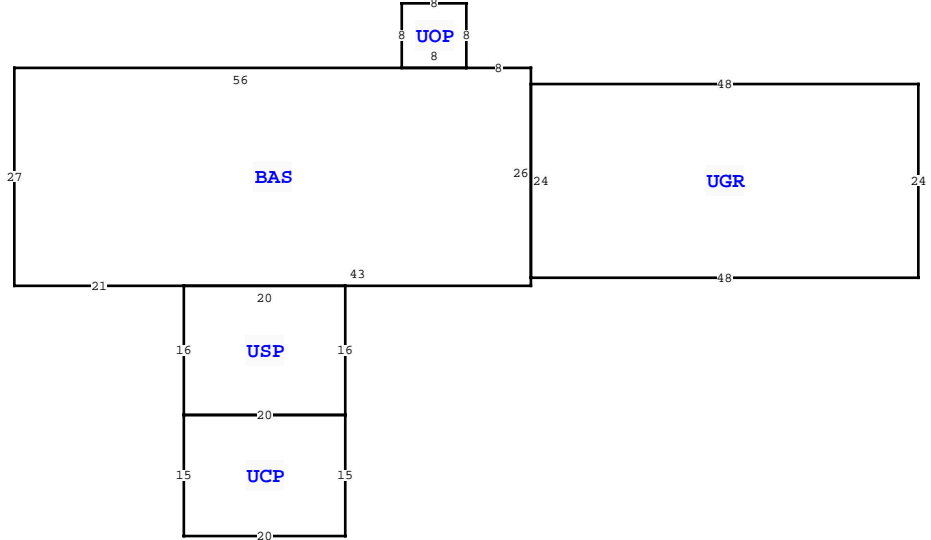
SWEET JOHN P/KRUMENAUER JODEEN A
 847 NE COLVIN AVE
 LAKE CITY, FL 32055

2026

17-3S-17-04967-089


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
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
BAS	1,728	100	
UCP	300	20	
UGR	1,152	45	
UOP	64	25	
USP	320	35	
TOTALS	3,564		

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	93.72	228,114	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			125,463
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			24,375
TOTAL MARKET VALUE			158,038
SOH/AGL Deduction			110,846
ASSESSED VALUE			47,192
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			22,192
TOTAL JUST VALUE			158,038
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		847 NE COLVIN AVE, LAKE CITY														
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	

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

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													TOTAL OB/XF 8,200												
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								