

LOT 31 FIVE POINTS ACRES UNIT 2.
AT THE SW COR OF LOT 30 FIVE POI
2 RUN N 24 DEG E ALONG THE W LIN

ROETTGER DANIEL R/ROETTGER PETRA
787 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-091
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	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
Architctual	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
BAS	1,782	100	
TOTALS	1,782		1,782
			52,947

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1998								
				Heated Area: 1782				HX Base Yr 1998			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			52,947
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			86,447
SOH/AGL Deduction			36,457
ASSESSED VALUE			49,990
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			24,990
TOTAL JUST VALUE			86,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0847/1499	10/17/1997	QC	Q	V	01	0
GRANTOR: ROETTGER MILDRED						
GRANTEE: ROETTGER DANIEL						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W66 S27 E66 N27\$.	

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	1.00	UT	1,200.00	100	1997	1997	3	100	1,200	
2	0080	DECKING	0	100	10	16	160.00	UT	5.00	100	1997	1997	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	500	
TOTAL OB/XF															9,500	

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,000							