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

2027

17-3S-17-04967-091

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

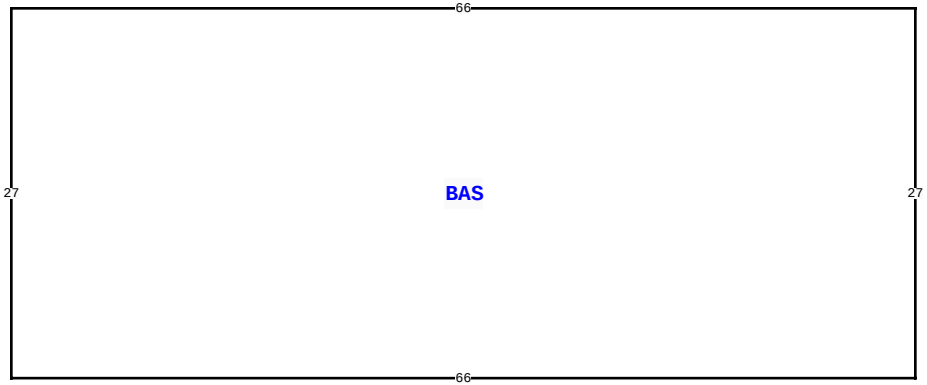
NEIGHBORHOOD/LOC 17317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	50,424
TOTALS	1,782			1,782	50,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.9000	70.74	126,059	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1782 HX Base Yr 1998



787 NE COLVIN AVE, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0080	DECKING	0	100	10	16	160.00	UT	5.00	5.00	100	1997	1997	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		50,424
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		83,924
SOH/AGL Deduction		32,434
ASSESSED VALUE		51,490
TOTAL EXEMPTION VALUE	HX HB	26,490
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,924

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	2.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,000							

REVIEW DATE 08/13/2015 BY DF Total Acres: 2.40 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS