LOTS 32, 33 & 34 FIVE POINTS
ACRES S/D UNIT 2.

STEWARD ALVIN D
689 NE RALPH GREENE ST
LAKE CITY, FL 32055

2026

17-3S-17-04967-093

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

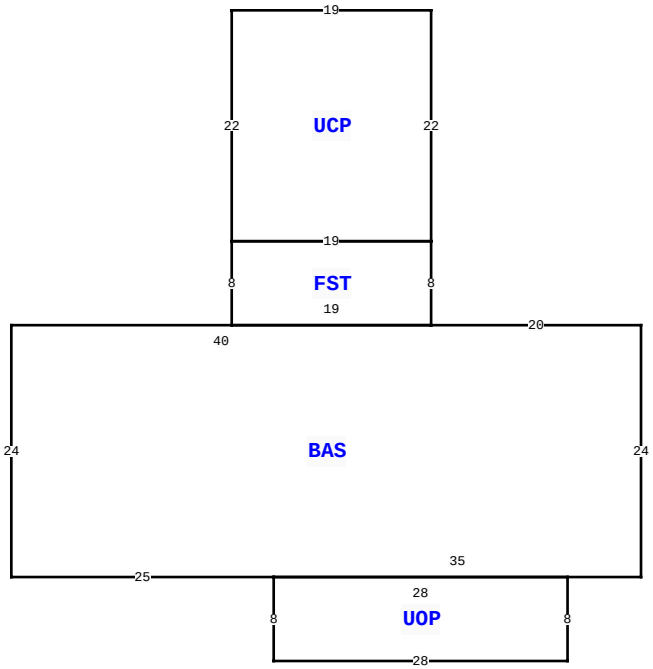
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,440	100		1,440	27,308
FST	152	55		84	1,593
UCP	418	20		84	1,593
UOP	224	25		56	1,062
TOTALS	2,234			1,664	31,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	75.2490	47.41	78,890	1973	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1440 HX Base Yr 2006



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

689 NE RALPH GREENE ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		31,556
TOTAL MARKET OB/XF VALUE		7,680
TOTAL LAND VALUE - MARKET		44,600
TOTAL MARKET VALUE		83,836
SOH/AGL Deduction		48,521
ASSESSED VALUE		35,315
TOTAL EXEMPTION VALUE	HX HB SX	35,315
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		83,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,722

XFOB:1:1: BARRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0997/1161	10/10/2003	WD	Q	I		40,500
GRANTOR: FRANK WALLACE FENECH						
GRANTEE: ALVIN D STEWARD						
0909/2107	8/30/2000	WD	Q	I		42,000
GRANTOR: L WHEELER						
GRANTEE: FRANK W FENECH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FST= N8 UCP= N22 W19 S22 E19$ W19 S8 E19$ W40 S24 E25 UOP= S8 E28 N8 W28$ E35 N24$.

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	34	20	1.00	UT	0.00	0.00	100	0	0	3	100	680	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,680

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	4.46	AC		1.00	1.00	1.00	10,000.00	10,000.00	44,600							

REVIEW DATE 08/13/2015 BY DF Total Acres: 4.46 Total Land Value: 44,600 Market: 0 Agricultural: 0 Common: 44,600 PRINTED 05/12/2026 BY SYS