THE W 245 FT OF LOT 6 FIVE
POINTS ACRES UNIT 2.

LYNCH TIMOTHY/LYNCH KAREN
1045 NE COLVIN AVE
LAKE CITY, FL 32055

2027

17-3S-17-04967-098

BUILDING CHARACTERISTICS

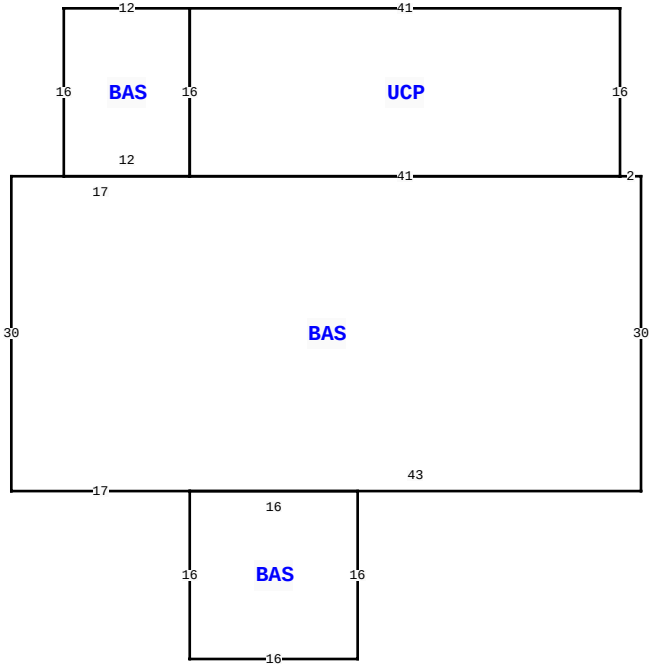
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	192	100		192	11,491
BAS	256	100		256	15,320
BAS	1,800	100		1,800	107,722
UCP	656	20		131	7,840
TOTALS	2,904			2,379	142,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,379	117.0000	108.81	258,859	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2022 Heated Area: 2248 HX Base Yr 2022



1045 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	2003	2003	3	100	1,200	
2	0255	MBL HOME S	0	100	12	47	1.00	UT	0.00	0.00	100	1968	1968	3	100	564	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,372
TOTAL MARKET OB/XF VALUE	12,364
TOTAL LAND VALUE - MARKET	16,560
TOTAL MARKET VALUE	171,296
SOH/AGL Deduction	46,546
ASSESSED VALUE	124,750
TOTAL EXEMPTION VALUE	HX HB SX VX VP 13 124,750
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	171,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21715	M H	250	04/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1931	6/02/2020	WD	Q	I	01	98,500
GRANTOR: MARY D CHAFIN						
GRANTEE: TIMOTHY & KAREN LYN						
1254/0451	4/29/2013	WD	Q	I	01	76,000
GRANTOR: KIMBERLY G HENDERSON						
GRANTEE: CHARLES JR & MARY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UCP= N16 W41 S16 E41$ W41 BAS= N16 W12 S16 E12$ W17 S30 E17 BAS= S16 E16 N16 W16$ E43 N30$.

LAND DESCRIPTION

TOTAL OB/XF 12,364

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	0.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,340							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.69	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,220							

REVIEW DATE 08/13/2015 BY DF Total Acres: 1.38 Total Land Value: 16,560 Market: 0 Agricultural: 0 Common: 16,560 PRINTED 11/17/2026 BY SYS