LOT 1 FIVE POINTS ACRES S/D UNIT
454-603, 748-1633, DC 748-1632

RUSSELL JEFFERY RALPH/RUSSELL RALPH C
1062 NE COLVIN AVE
LAKE CITY, FL 32055

2027

17-3S-17-04967-141

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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

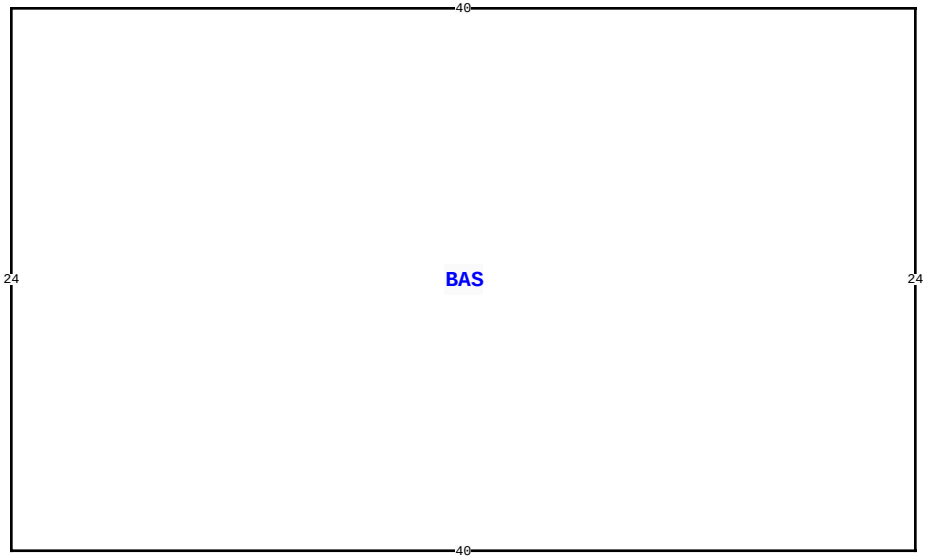
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 17317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	25,321
TOTALS	960			960	25,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	109.9000	65.94	63,302	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 50% - 2021 Heated Area: 960 HX Base Yr 2021



1062 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0285	SALVAGE	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	50	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		25,321
TOTAL MARKET OB/XF VALUE		10,550
TOTAL LAND VALUE - MARKET		37,944
TOTAL MARKET VALUE		73,815
SOH/AGL Deduction		17,731
ASSESSED VALUE		56,084
TOTAL EXEMPTION VALUE	HX HB	22,597
BASE TAXABLE VALUE		33,487
TOTAL JUST VALUE		73,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30390	M H	0	08/17/2012
8029	SFR	46,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,550

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	50		A-1	0.00	0.00	7.44	AC		1.00	1.00	0.85	6,000.00	5,100.00	37,944							

REVIEW DATE 08/13/2015 BY DF Total Acres: 7.44 Total Land Value: 37,944 Market: 0 Agricultural: 0 Common: 37,944 PRINTED 11/17/2026 BY SYS