

LOT 2 UNIT 3 FIVE POINTS ACRES.
441-110, 505-110,352, 586-777, 6

DRINKARD ROBERT
1024 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-142


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
00	N/A 0				
01	FLAT 100				
01	MINIMUM 100				
02	WALL BD/WD 100				
08	SHT VINYL 100				
00	N/A 0				
03	CENTRAL 100				
03	FORCED AIR 100				
1	100				
1	100				
01	NONE 100				
0	0 100				
0	0 100				
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
			07		
		17317.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	304	100	2025	304	5,914
TOTALS	304			304	5,914

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% - 2024		41.39	12,583	2005	2005	0	0	53.00	47.00
			Heated Area: 304			HX Base Yr 2024					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		5,914	
TOTAL MARKET OB/XF VALUE		9,600	
TOTAL LAND VALUE - MARKET		22,550	
TOTAL MARKET VALUE		38,064	
SOH/AGL Deduction		0	
ASSESSED VALUE		38,064	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		13,064	
TOTAL JUST VALUE		38,064	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		38,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38173	TR/TRAILER	0	05/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1174	5/29/2019	QC	U	I	11	100
GRANTOR: DAVID & AMY BROWN						
GRANTEE: ROBERT DRINKARD						
0997/0402	10/10/2003	WD	Q	I	03	100
GRANTOR: CHARLES BROWN						
GRANTEE: DAVID B & AMY BROWN						

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	1,600	
2	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
												TOTAL OB/XF	9,600			

BUILDING NOTES	
1024 NE COLVIN AVE, LAKE CITY	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/10/2025 MLU
LAND DATE	
AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=70,10] S8 E38 N8 W38 \$	

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	3.79	AC		1.00	1.00	0.70	8,500.00	5,950.00	22,550							