

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  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG. 100	
Exterior Wall	00	N/A 0	
Roof Structure	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	08	SHT VINYL 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories		0 100	
Units		0 100	
Condition Adj	03	03 100	
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
BAS	304	100	2025
TOTALS	304		304
			5,632

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		39.42	11,984	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;"> <span style="color: blue; font-size: 24px;">BAS 2025</span> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/10/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/10/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			5,632
TOTAL MARKET OB/XF VALUE			9,600
TOTAL LAND VALUE - MARKET			22,550
TOTAL MARKET VALUE			37,782
SOH/AGL Deduction			0
ASSESSED VALUE			37,782
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			12,782
TOTAL JUST VALUE			37,782
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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2010
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2019
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	

TOTAL OB/XF												9,600												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES											
<p>BAS=[YR=2025;ORIG=70,10] S8 E38 N8 W38 \$</p>											

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