

LOT 3 FIVE POINTS ACRES S/D UNIT
977-1772, PB 1320-2142, DC 1345-

PIM VICTORIA LEE
1010 NE COLVIN AVE
LAKE CITY, FL 32055

2026

17-3S-17-04967-143
17-3S-17-04967-143

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,568	100	
UOP	80	25	
UOP	224	25	
TOTALS	1,872		
			1,644
			100,601

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0201	02	1,644	115.9000	111.26	182,911	1988	1988		0	0	45.00												
2 MANUF 1 0% - 0																							
Heated Area: 1568 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		100,601	
TOTAL MARKET OB/XF VALUE		9,940	
TOTAL LAND VALUE - MARKET		29,261	
TOTAL MARKET VALUE		139,802	
SOH/AGL Deduction		40,125	
ASSESSED VALUE		99,677	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		99,677	
TOTAL JUST VALUE		139,802	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		137,714	
BLDG:1:1: BRIG MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0485	9/29/2017	WD	Q	I	01	55,000
GRANTOR: T RAULERSON, D DAHLBE						
GRANTEE: VICTORIA LEE PIM						
1320/2142	7/22/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EDITH)						
GRANTEE: T. RAULERSON, D. DA						

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	0	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0060	CARPORT F	0	0	18	20	360.00	UT	2.00	2.00	100	2010	2010	3	100	720	
TOTALS															9,940		

BUILDING NOTES														
1010 NE COLVIN AVE, LAKE CITY														

BUILDING DIMENSIONS														
BAS= W56 S28 E16 UOP= S8 E10 N8 W10\$ E40 UOP= E8 N28 W8 S28\$ N28\$.														

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	0		A-1	0.00	0.00	4.05	AC		1.00	1.00	0.85	8,500.00	7,225.00	29,261							