LOT 9 & 10 FIVE POINTS ACRES UNI
805-1632, 907-2508, 931-548,

GARCIA CARLON L
764 NE COLVIN AVE
LAKE CITY, FL 32055-4610

2027

17-3S-17-04967-150

BUILDING CHARACTERISTICS

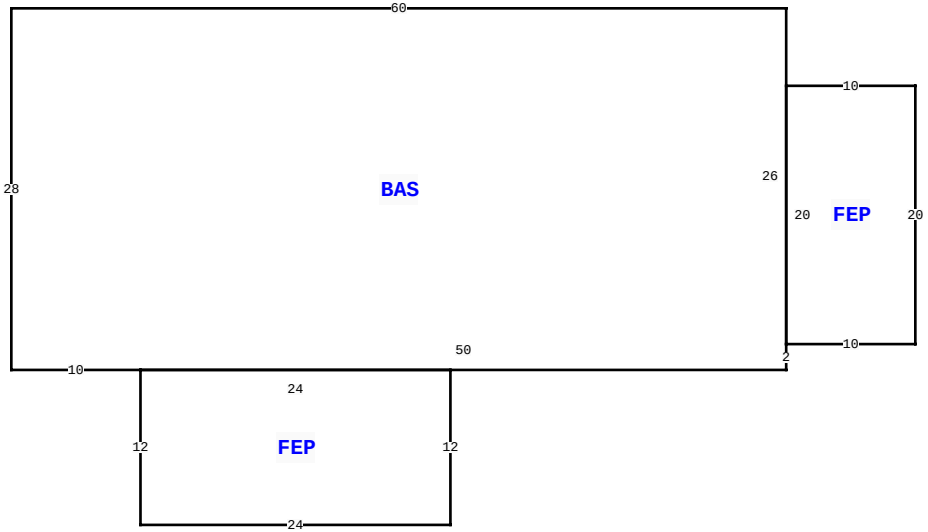
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,680	100		1,680	47,537
FEP	200	85		170	4,810
FEP	288	85		245	6,932
TOTALS	2,168			2,095	59,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,095	117.9000	70.74	148,200	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1680 HX Base Yr 1996



764 NE COLVIN AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	22	14	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		59,280
TOTAL MARKET OB/XF VALUE		17,650
TOTAL LAND VALUE - MARKET		41,825
TOTAL MARKET VALUE		118,755
SOH/AGL Deduction		58,978
ASSESSED VALUE		59,777
TOTAL EXEMPTION VALUE	HX HB WX	39,777
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		118,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18425	M H	125	06/20/2001
9777	M H	125	05/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0907/2508	7/25/2000	WD	Q	V	01	5,000
GRANTOR: HEIRS OF LEON WHEELER						
GRANTEE: JAMES & CARLON GARC						
0805/1632	5/19/1995	WD	Q	V		8,000
GRANTOR: LEON WHEELER						
GRANTEE: JAMES GARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E10 FEP= S12 E24 N12 W24$ E50 N2 FEP= E10 N20 W10 S20$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 16,250

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	4.78	AC		1.00	1.00	0.70	12,500.00	8,750.00	41,825							

REVIEW DATE 08/13/2015 BY DF Total Acres: 4.78 Total Land Value: 41,825 Market: 0 Agricultural: 0 Common: 41,825 PRINTED 11/17/2026 BY SYS

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NEIGHBORHOOD/LOC	17317.010 1.00/		

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
12	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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

REVIEW DATE 08/13/2015 BY DF Total Acres: 4.78 Total Land Value: 41,825 Market: 0 Agricultural: 0 Common: 41,825 PRINTED 11/17/2026 BY SYS