LOTS 12 & 13 MYRTIS ESTATES UNIT
760-587, 810-2133, WD 1541-1950

SIZEMORE MICHAEL P
1216 SE MYRTIS RD
LAKE CITY, FL 32024

2026

11-5S-17-09208-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

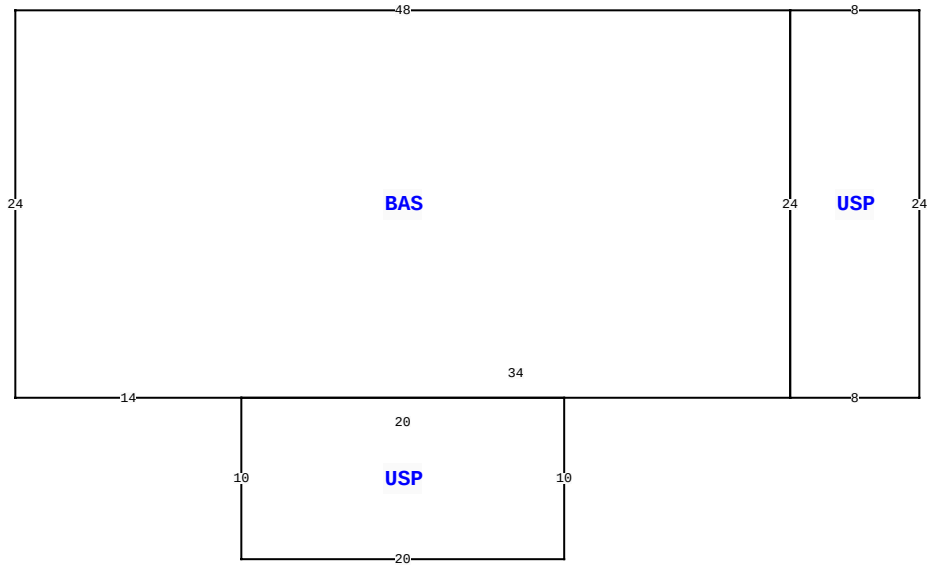
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 02
NEIGHBORHOOD/LOC	11517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,989
USP	192	35		67	1,860
USP	200	35		70	1,944
TOTALS	1,544			1,289	35,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,289	115.7000	69.42	89,482	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1152 HX Base Yr 2026



1216 SE MYRTIS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,793
TOTAL MARKET OB/XF VALUE		10,072
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		75,865
SOH/AGL Deduction		14,653
ASSESSED VALUE		61,212
TOTAL EXEMPTION VALUE	HX HB	36,212
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,865

SALE:2:1: LOT 12

BLDG:1:1: SKYL MH

SALE:1:1: NOT IN LINE WITH OTHER SALES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9888	M H	125	06/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1950	6/02/2025	WD	Q	I	01	80,000
GRANTOR: PEARCE LILLIAN						
GRANTEE: SIZEMORE MICHAEL P						
0810/2133	9/01/1995	WD	Q	V		4,000
GRANTOR: RONALD A & DOROTHY D						
GRANTEE: LILLIAN PEARCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E14 USP= S10 E20 N10 W20$ E34 USP= E8 N24 W8 S24$ N24$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0070	CARPORT UF	0	100	26	24	624.00	UT	3.00	3.00	100	2005	2005	3	100	1,872	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,072

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	0102	C	SFR/MH	100		00	115.00	300.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	0000	C	VAC RES	100		00	115.00	300.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 06/30/2025 BY TP Total Acres: 1.58 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS