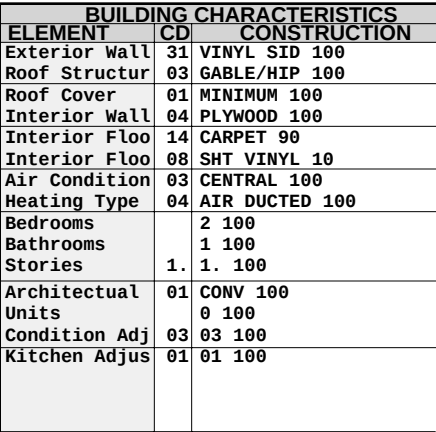


KRYGIER STEPHAN V/KRYGIER GAYLE A
1507 SW MIXON RD
LAKE CITY, FL 32024

13-3S-16-02106-002



Quality		04 04			
DOR CODE		2802 MH PARK			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC		13316.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,918
UOP	48	25		12	284
TOTALS		720		684	16,202

[illegible][illegible]

REVIEW DATE	05/10/2023	BY	JB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	684	98.7050	59.22	40,506	1992	1992	0	0	0 60.00	40.00

1 MOBILE HME 0% - 0

Heated Area: 672

HX Base Yr

Diagram labels and dimensions:

- Top width: 48
- Left height: 14
- Right height: 14
- Bottom left dimension: 33
- Bottom right dimension: 15
- UOP width: 8
- UOP height: 6
- Labels: BAS, UOP

BLD DATE		LGL DATE	
YE DATE		LAND DATE	

[illegible][illegible]

Total Acres: 1.23	Total Land Value: 24,600	Market: 0	Agricultural: 0
--------------------------	---------------------------------	------------------	------------------------

COLUMBIA COUNTY PROPERTY		PAGE 1 of 6	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			114,457
TOTAL MARKET OB/XF VALUE			19,850
TOTAL LAND VALUE - MARKET			24,600
TOTAL MARKET VALUE			158,907
SOH/AGL Deduction			9,582
ASSESSED VALUE			149,325
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,325
TOTAL JUST VALUE			158,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,907

[illegible]

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1308/2140	1/28/2016	PR	U	I	19	70,000	
GRANTOR: MICHAEL EDWARDS AS PE							
GRANTEE: STEFAN V & GAYLE A							
1159/0861	9/11/2008	QC	Q	I	01	100	
GRANTOR: GLORIDA HUGHES							
GRANTEE: GLORIA HUGHES & DEN							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W48 S14 E33 UOP= S6 E8 N6 W8\$ E15 N14\$.

[illegible]

Common: 24,600 PRINTED 10/02/2025 BY SYS

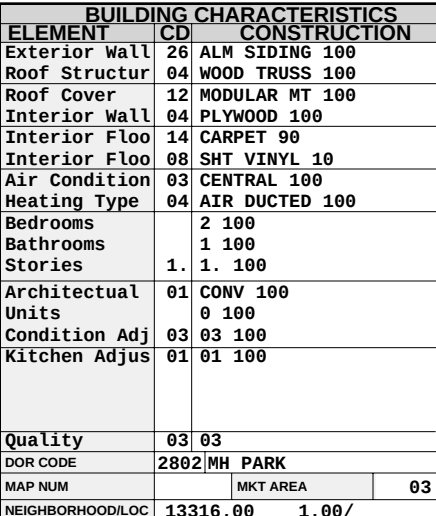
KRYGIER STEPHAN V/KRYGIER GAYLE A
1507 SW MIXON RD
LAKE CITY, FL 32024

13-3S-16-02106-002

[illegible]

KRYGIER STEPHAN V/KRYGIER GAYLE A
1507 SW MIXON RD
LAKE CITY, FL 32024

13-3S-16-02106-002

[illegible]

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	19,658
UOP	48	25		12	298
TOTALS	840			804	19,955

[illegible][illegible]

COLUMBIA COUNTY PROPERTY		PAGE 3 of 6	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			114,457
TOTAL MARKET OB/XF VALUE			19,850
TOTAL LAND VALUE - MARKET			24,600
TOTAL MARKET VALUE			158,907
SOH/AGL Deduction			9,582
ASSESSED VALUE			149,325
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,325
TOTAL JUST VALUE			158,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,907

[illegible]

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/2140	1/28/2016	PR	U	I	19	70,000
GRANTOR: MICHAEL EDWARDS AS PE						
GRANTEE: STEFAN V & GAYLE A						
1159/0861	9/11/2008	QC	Q	I	01	100
GRANTOR: GLORIDA HUGHES						
GRANTEE: GLORIA HUGHES & DEN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W66 S12 E31 UOP= S6 E8 N6 W8\$ E35 N12\$.

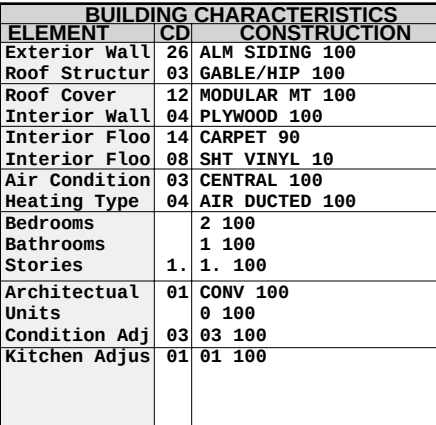
KRYGIER STEPHAN V/KRYGIER GAYLE A
1507 SW MIXON RD
LAKE CITY, FL 32024

13-3S-16-02106-002

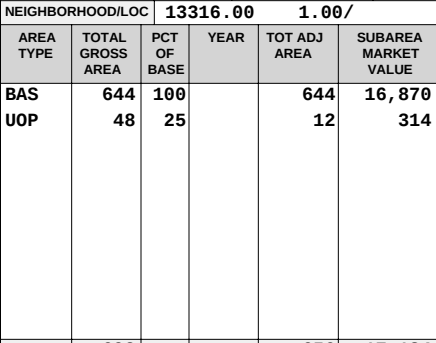
BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																										
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 6																										
ELEMENT		CD	26		ALM SIDING 100		0800		MDL	02	796		TOT ADJ PTS		103.4100		EFF. BASE RATE		62.05		REPL. COST NEW		49,392		1982		1982		ECON		FNCT		0		0		NORM		0		60.00		40.00			
Exterior Wall		04	12		WOOD TRUSS 100		4		MOBILE HME		0%		0		Heated Area: 784		HX Base Yr																													
Roof Cover		12	12		MODULAR MT 100																																									
Interior Wall		04	12		PLYWOOD 100																																									
Interior Floor		14	14		CARPET 90																																									
Interior Floor		08	08		SHT VINYL 10																																									
Air Condition		03	03		CENTRAL 100																																									
Heating Type		04	04		AIR DUCTED 100																																									
Bedrooms					2 100																																									
Bathrooms					1 100																																									
Stories		1.			1. 100																																									
Architectual Units		01			CONV 100																																									
Condition Adj		03			03 100																																									
Kitchen Adjus		01			01 100																																									
Quality		03			03																																									
DOR CODE		2802			MH PARK																																									
MAP NUM					MKT AREA																																									
NEIGHBORHOOD/LOC		13316.00			1.00/																																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS		784	100		784	19,459																																								
UOP		48	25		12	298																																								
TOTALS		832			796	19,757																																								
EXTRA FEATURES										535 NW MOORE RD, LAKE CITY										BLD DATE										LGL DATE																
																				XF DATE										LAND DATE																
																				INC DATE										AG DATE																
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																													

KRYGIER STEPHAN V/KRYGIER GAYLE A
1507 SW MIXON RD
LAKE CITY, FL 32024

13-3S-16-02106-002



MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	656	109.1550	65.49	42,961	1990	1990	0	0		60.00	40.00
5 MOBILE HME 0% - 0				Heated Area: 644				HX Base Yr				



535 NW MOORE RD, LAKE CITY

[illegible][illegible]

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,457
TOTAL MARKET OB/XF VALUE	19,850
TOTAL LAND VALUE - MARKET	24,600
TOTAL MARKET VALUE	158,907
SOH/AGL Deduction	9,582
ASSESSED VALUE	149,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,325
TOTAL JUST VALUE	158,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,907

[illegible]

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/2140	1/28/2016	PR	U	I	19	70,000

GRANTOR: MICHAEL EDWARDS AS PE									
GRANTEE: STEFAN V & GAYLE A									
1159/0861	9/11/2008	QC	Q	I	01	100			
GRANTOR: GLORIDA HUGHES									
GRANTEE: GLORIA HUGHES & DEN									

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W46 S14 E29 UOP= S6 E8 N6 W8\$ E17 N14\$.

KRYGIER STEPHAN V/KRYGIER GAYLE A
1507 SW MIXON RD
LAKE CITY, FL 32024

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[illegible]