LOT 2 BLOCK 4 ELM ACRES S/D.
ORB 568-58,576-545,691-159,

ARGUETA AURORA/ARGUETA ABRAHAM
154 SE MIMOSA PL
LAKE CITY, FL 32025

2026

16-4S-17-08369-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

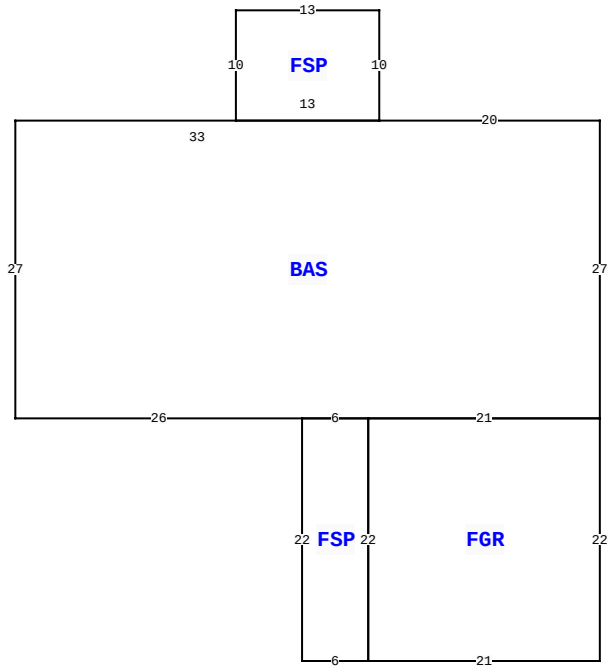
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	123,124
FGR	462	55		254	21,854
FSP	130	40		52	4,474
FSP	132	40		53	4,560
TOTALS	2,155			1,790	154,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	118.1880	132.37	236,942	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1431 HX Base Yr 2007



154 SE MIMOSA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,012
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		178,512
SOH/AGL Deduction		61,857
ASSESSED VALUE		116,655
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,933
TOTAL JUST VALUE		178,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048985	Roof Replacement	10,000	01/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/1693	2/11/2013	WD	U	I	30	100
GRANTOR: AURORA ARGUETA						
GRANTEE: AURORA ARGUETA & AB						
1096/2415	9/13/2006	QC	Q	V	01	0
GRANTOR: ANNA ZAPPOLO						
GRANTEE: AURORA ARGUETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N10 W13 S10 E13$ W33 S27 E26 FSP= S22 E6N22 W6$ E6 FGR= S22 E21 N22 W21$ E21 N27$.

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	0166	CONC,PAVMT	0	100	18	60	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	50	2004	2004	3	50	100	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/04/2024 BY jerry Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS