(AKA PARCEL 3 DESC AS): COMM SW NW1/4, RUN N 241.06 FT, E 15.69 MIXON RD FOR POB, CONT E 1006.05

ATKINS BEN/ATKINS JULIA
1299 SW MIXSON RD
LAKE CITY, FL 32024

2026

16-5S-17-09272-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 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
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

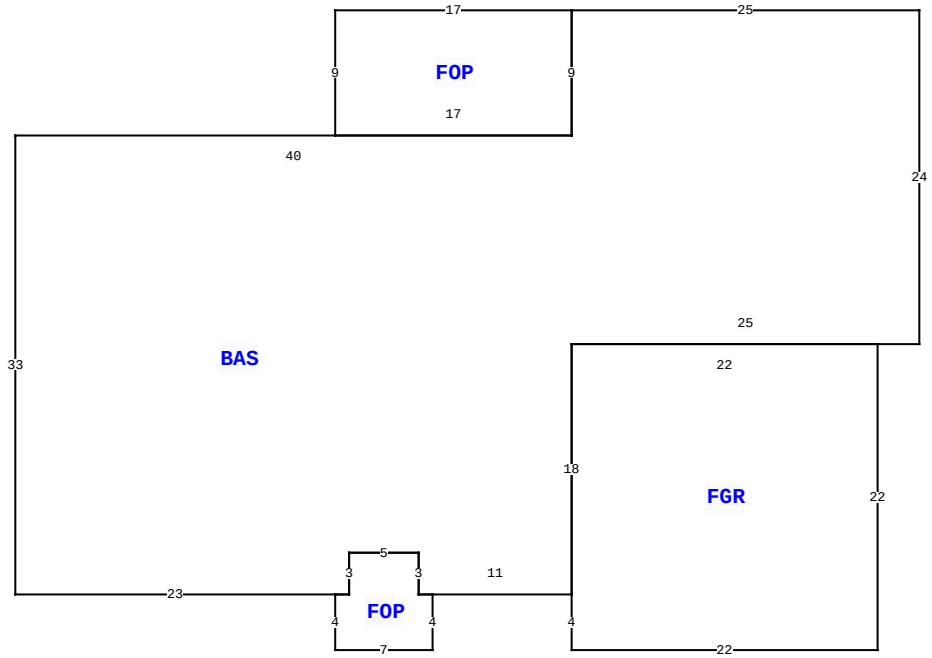
NEIGHBORHOOD/LOC 16517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100		1,905	198,120
FGR	484	55		266	27,664
FOP	43	30		13	1,352
FOP	153	30		46	4,784
TOTALS	2,585			2,230	231,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	116.0712	130.00	289,900	2009	2009	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2010 Heated Area: 1905 HX Base Yr 2010



1299 SW MIXSON RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,920
TOTAL MARKET OB/XF VALUE		19,916
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		341,836
SOH/AGL Deduction		118,754
ASSESSED VALUE		223,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,360
TOTAL JUST VALUE		341,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39884	ELECTRICAL	0	06/04/2020
25911	SFR	581	06/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1109/2439	2/05/2007	WD	Q	V		60,000
GRANTOR: MARIE & BIENNOT MAURI						
GRANTEE: BEN & JULIA ATKINS						
1109/2437	2/05/2007	WD	Q	V	04	100
GRANTOR: SUZANNE ADAMS (NKA SU						
GRANTEE: MARIE Y & BIENNOT M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= W17 S9 E17 N9$ S9 W40 S33 E23 FOP= S4 E7 N4 W1N3 W5 S3 W1$ E1 N3 E5 S3 E11 FGR= S4 E22 N22 W22 S18$ N18 E25 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	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	11.00	11.00	100	2009	2009	3	100	13,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
3	0296	SHED METAL	0	100	12	36	432.00	UT	9.00	9.00	75	2017	2017	3	75	2,916	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
7	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 19,916

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.90	10,000.00	9,000.00	90,000							

REVIEW DATE 07/13/2020 BY BC Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 10/03/2025 BY SYS