N1/2 OF SW1/4 OF SW1/4 EX THE S
R/W IN ORB 712-856, EX 10 AC IN

HOLLAND KIMBERLY/WHITEHEAD JOANNE
1551 SW MIXSON RD
LAKE CITY, FL 32024

2026

16-5S-17-09274-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

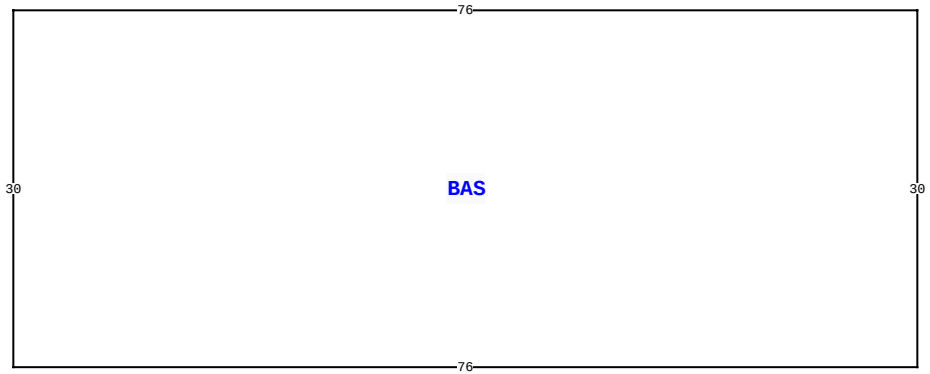
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	208,277
TOTALS	2,280			2,280	208,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.0000	106.22	242,182	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 2280 HX Base Yr 2019



1551 SW MIXSON RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,277
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		82,650
TOTAL MARKET VALUE		302,127
SOH/AGL Deduction		132,005
ASSESSED VALUE		170,122
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,400
TOTAL JUST VALUE		302,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,392

LAND:2:1: PLANTED IN WATERMELONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36057	TR/TRAILER	0	12/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1405/0348	1/22/2020	QC	U	I	11	100
GRANTOR: SHANE HOLLAND						
GRANTEE: JANNE M WHITEHEAD &						
1312/2655	3/22/2016	WD	Q	I	01	64,900
GRANTOR: DEBORAH ANN WARE						
GRANTEE: SHANE & KIMBERLY HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	900	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	8.70	AC		1.00	1.00	1.00	9,500.00	9,500.00	82,650							

REVIEW DATE 02/10/2020 BY JB Total Acres: 8.70 Total Land Value: 82,650 Market: 0 Agricultural: 0 Common: 82,650 PRINTED 11/19/2025 BY SYS