COMM SW COR OF SW1/4 OF SW1/4 RU
POB, CONT E 1351.52 FT TO W R/W
ALONG R/W 307.98 FT, W 587.91 FT

LEE MOLLY L/LEE NINA
361 SW YANGLEE GLN
LAKE CITY, FL 32024

2026

16-5S-17-09274-001

COLUMBIA COUNTY PROPERTY

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	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
Quality	05	05

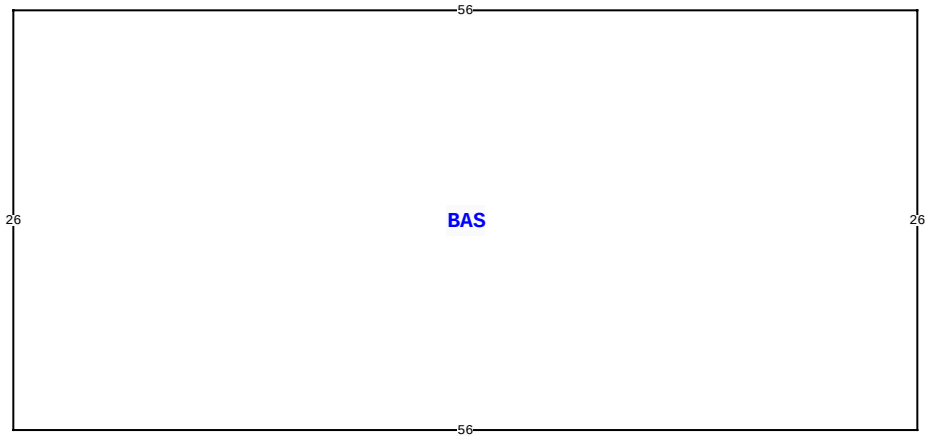
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	127,833
TOTALS	1,456			1,456	127,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	113.9000	107.07	155,894	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 1456 HX Base Yr 2017



1811 SW MIXSON RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,833
TOTAL MARKET OB/XF VALUE		13,664
TOTAL LAND VALUE - MARKET		106,590
TOTAL MARKET VALUE		154,930
SOH/AGL Deduction		66,722
ASSESSED VALUE		88,208
TOTAL EXEMPTION VALUE	HX HB SX	87,698
BASE TAXABLE VALUE		510
TOTAL JUST VALUE		248,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34450	M H	411	09/14/2016
33771	M H	662	02/17/2016
33590	M H	769	11/25/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2704	4/26/2021	WD	U	I	11	0
GRANTOR: LEE MOLLY L						
GRANTEE: LEE MOLLY L						
1413/1773	6/16/2020	WD	U	I	30	100
GRANTOR: A LY BLIATIA, MOLLY L						
GRANTEE: MOLLY L LEE, NINA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

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	2017	2017	3	100	600	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	
3	0030	BARN,MT	0	0	0	0	1.00	UT	4,800.00	4,800.00	93	2017	2017	3	93	4,464	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,664

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.69	AC		1.00	1.00	1.00	280.00	280.00	2,433							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.69	AC		1.00	1.00	1.00	11,000.00	11,000.00	95,590							

REVIEW DATE 08/09/2017 BY DF Total Acres: 9.69 Total Land Value: 13,433 Market: 95,590 Agricultural: 2,433 Common: 11,000 PRINTED 10/03/2025 BY SYS