

NW1/4 OF NW1/4 LYING E OF GRADED
EX S 1040 FT.

BUTLER AARON B/BUTLER EVELYN M
1843 SW MIXSON RD
LAKE CITY, FL 32024

2026

21-5S-17-09312-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 26 ALM SIDING 100										0800 02 797 90.8100 54.49 43,429 1969 1969 0 0 0 60.00 40.00										Tax Group: 3 Tax Dist:									
Roof Structur 01 FLAT 100										1 MOBILE HME 100% - 0 Heated Area: 696 HX Base Yr										BUILDING MARKET VALUE 17,372									
Roof Cover 01 MINIMUM 100										58 12 32 26 12 24 24 12 BAS USP										TOTAL MARKET OB/XF VALUE 9,800									
Interior Wall 04 PLYWOOD 100																				TOTAL LAND VALUE - MARKET 70,000									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 39,842									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 20,112									
Air Condition 02 WINDOW 100																				ASSESSED VALUE 19,730									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB SX 19,730									
Bedrooms 2 100																				BASE TAXABLE VALUE 0									
Bathrooms 2 100																				TOTAL JUST VALUE 97,172									
Stories 1. 1. 100																				NCON VALUE 0									
Architectual 01 CONV 100																				INCOME VALUE									
Units 0 100										PREVIOUS YEAR MKT VALUE 97,172																			
Condition Adj 03 03 100										BLDG:1:1: PARKWOOD MH																			
Kitchen Adjus 01 01 100										XFOB:1:1: PARKWOOD MH																			
Quality 03 03																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 21517.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 696 100 696 15,170																													
USP 288 35 101 2,201																													
TOTALS 984 797 17,372																													
EXTRA FEATURES										1843 SW MIXSON RD, LAKE CITY																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0294 SHED WOOD/ 0 100 12 16 1.00 UT 0.00 0.00 100 0 0 3 100 400										05/20/2024 MLU																			
2 0070 CARPORT UF 0 100 19 24 1.00 UT 0.00 0.00 100 1993 1993 3 100 800																													
3 0294 SHED WOOD/ 0 100 16 24 1.00 UT 0.00 0.00 100 1993 1993 3 100 1,000																													
4 0081 DECKING WI 0 100 16 24 1.00 UT 0.00 0.00 100 2017 2017 3 100 300																													
5 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000																													
6 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 300																													
LAND DESCRIPTION										TOTAL OB/XF 9,800																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 0102 C SFR/MH 100 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 10,000.00 10,000.00 10,000																													
2 5500 A TIMBER 2 0 A-1 0.00 0.00 6.00 AC 1.00 1.00 1.00 445.00 445.00 2,670																													
3 9910 M MKT.VAL.AG 0 A-1 0.00 0.00 6.00 AC 1.00 1.00 1.00 10,000.00 10,000.00 60,000																													
REVIEW DATE 09/14/2017 BY BC										Total Acres: 7.00 Total Land Value: 12,670 Market: 60,000 Agricultural: 2,670 Common: 10,000 PRINTED 11/18/2025 BY SYS																			