BEG SW COR OF NW1/4 OF NW1/4, RU
672 FT, W 243 FT, S 250 FT, W 21
FT TO POB, EX RD R/W & EX 1.40 A

LAXTON GARY WAYNE JR
1973 SW MIXSON RD
LAKE CITY, FL 32024

2026

21-5S-17-09313-000

BUILDING CHARACTERISTICS

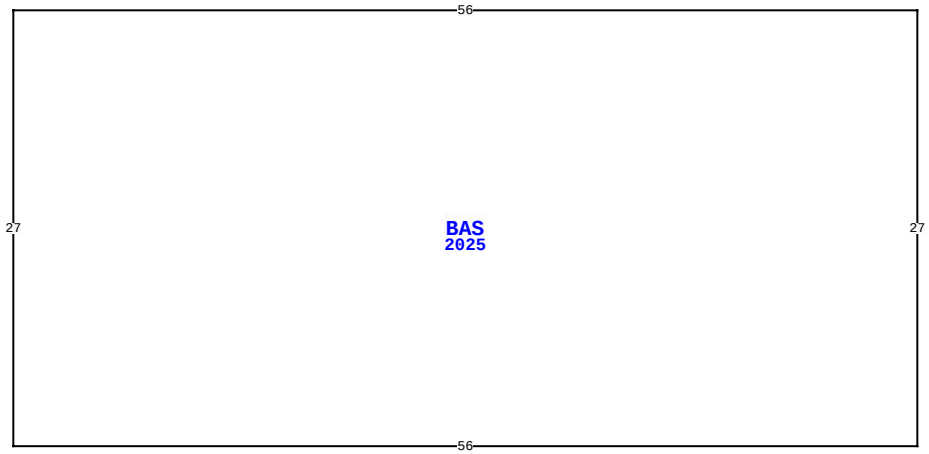
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,512	100	2025	1,512	172,462
TOTALS	1,512			1,512	172,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	113.0000	116.39	175,982	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 1512 HX Base Yr 2025



1973 SW MIXSON RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,462
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		22,848
TOTAL MARKET VALUE		205,810
SOH/AGL Deduction		36,223
ASSESSED VALUE		169,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,865
TOTAL JUST VALUE		205,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,810

XFOB:9:1: PINECREST MH
XFOB:1:1: HOMETTE MH
BLDG:1:1: HOMETTE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050822	Right-of-Way Acce		09/16/2024
000050806	Mobile Home		09/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/2404	1/24/2024	WD	U	I	11	100
GRANTOR: LAXTON GARY W SR						
GRANTEE: LAXTON GARY WAYNE J						
1469/986	6/20/2022	LE	U	I	14	100
GRANTOR: LAXTON GARY W SR (ENH						
GRANTEE: LAXTON GARY WAYNE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,7] E56 S27 W56 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2022	2021		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	2.38	AC		1.00	1.00	0.80	12,000.00	9,600.00	22,848							

REVIEW DATE 10/30/2024 BY JB Total Acres: 2.38 Total Land Value: 22,848 Market: 0 Agricultural: 0 Common: 22,848 PRINTED 11/18/2025 BY SYS