

PART OF LT 3 MIMOSA ACRES UNR: C
 SW1/4 OF SE1/4, RUN W 756.44 FT
 W 489.59 FT, N 938.32 FT, E 475.

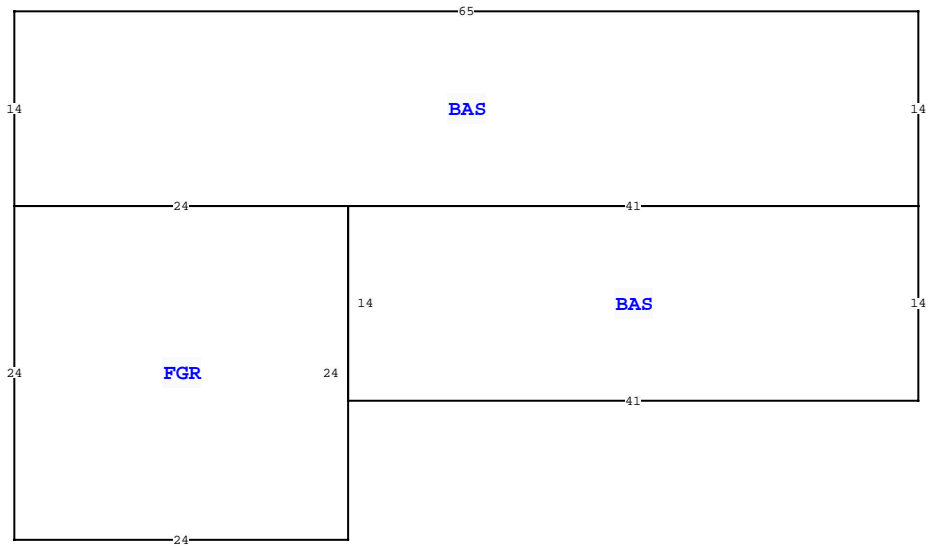
MCCLAIN MACK
 162 SW GRIZZLY WAY
 LAKE CITY, FL 32024

2026

25-4S-15-00385-103

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur		N/A	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	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	25415.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	574	100	
BAS	910	100	
FGR	576	55	
TOTALS	2,060		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,801	111.9000	105.19	189,447	1982	1990		0	0	45.00	55.00
1 MANUF 1 100% - 2009 Heated Area: 1484 HX Base Yr 2009												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		104,196	
TOTAL MARKET OB/XF VALUE		8,584	
TOTAL LAND VALUE - MARKET		37,100	
TOTAL MARKET VALUE		149,880	
SOH/AGL Deduction		89,178	
ASSESSED VALUE		60,702	
TOTAL EXEMPTION VALUE		35,702	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		149,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,880	
SALE:1:1: LT 3 MIMOSA AC UNR & WELL & SEPTIC 10.3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11910	M H	125	11/27/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/0373	7/13/2004	WD Q		I		51,000
GRANTOR: LINDA SUE STRICKLAND						
GRANTEE: MACK MCCLAIN						
0829/2716	10/22/1996	WD Q		V		25,000
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: LINDA SUE STRICKLAN						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	100	24	33		792.00	UT	2.00		
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/09/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS												
BAS= W65 S14 FGR= S24 E24 N24 W24\$ E24 BAS= S14 E41 N14 W41\$ E41 N14\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.71	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,100								