AKA LOT 4 MIMOSA ACRES UNREC: CO
SE1/4 OF SW1/4, RUN N 12 FT TO N
LAKE RD, E ALONG R/W 927.58 FT F

WILKINSON CHARLES ERVIN
1767 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

25-4S-15-00385-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01

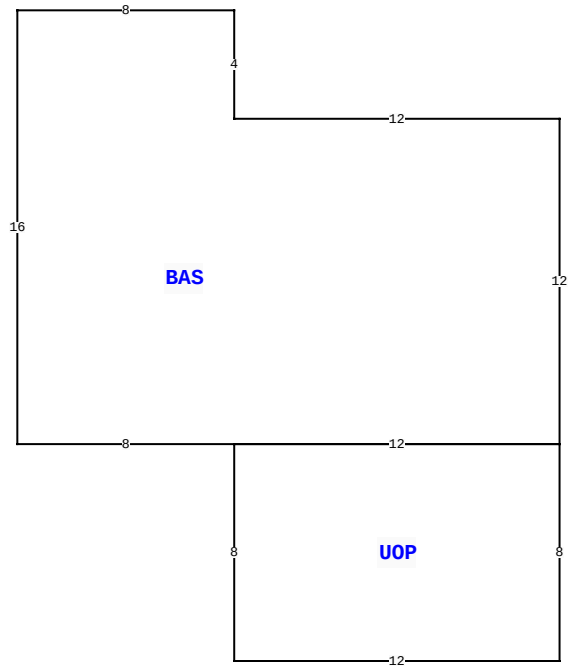
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25415.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100		272	9,445
UOP	96	20		19	660
TOTALS	368			291	10,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	291	47.7000	53.42	15,545	2003	2003	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 272 HX Base Yr



1767 SW CYPRESS LAKE 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	10,104
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	90,630
TOTAL MARKET VALUE	56,747
SOH/AGL Deduction	4,249
ASSESSED VALUE	52,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,498
TOTAL JUST VALUE	107,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,734

SALE:6:1: WELL & SEPTIC TANK INCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39142	M H	0	01/10/2020
36015	SFR	384	11/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/2192	7/28/2025	WD	U	I	34	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: WILINSON CHARLES ER						
1337/0495	5/05/2017	CD	U	V	21	80,900
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: CHARLES ERVIN WILKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N4 W8 S16 E8 UOP= S8 E12 N8 W12$ E12 N12 $.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0100	C	SFR	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,095							
2	6200	A	PASTURE 3	0					5.53	AC		1.00	1.00	1.00	280.00	280.00	1,548							
3	9910	M	MKT.VAL.AG	0					5.53	AC		1.00	1.00	1.00	9,500.00	9,500.00	52,535							

REVIEW DATE 03/17/2020 BY JB Total Acres: 9.54 Total Land Value: 39,643 Market: 52,535 Agricultural: 1,548 Common: 38,095 PRINTED 10/10/2025 BY SYS