AKA LOT 11 MIMOSA ACRES UNREC:
BEG NE COR OF NW1/4 OF SE1/4,
RUN S 860.33 FT, W 532.89 FT,

HARDEE KATHARINE R
707 SW GRIZZLY WAY
LAKE CITY, FL 32024

2026

25-4S-15-00385-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

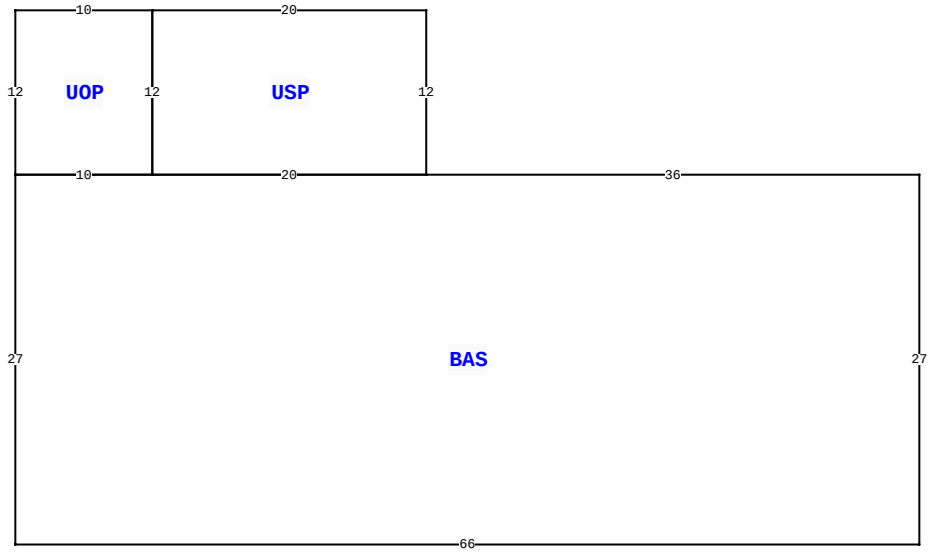
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	104,939
UOP	120	25		30	1,767
USP	240	35		84	4,947
TOTALS	2,142			1,896	111,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,896	113.9000	107.07	203,005	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1782 HX Base Yr 2003



707 SW GRIZZLY WAY, 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		111,653
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		99,940
TOTAL MARKET VALUE		222,093
SOH/AGL Deduction		125,193
ASSESSED VALUE		96,900
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,178
TOTAL JUST VALUE		222,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19660	M H	125	06/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/0375	5/04/2020	QC	U	I	30	100
GRANTOR: FRANK AUTHOR KERSEY						
GRANTEE: KATHARINE HARDEE						
0955/0720	6/06/2002	WD	Q	V		32,000
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: F KERSEY & K HARDEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 USP= N12 W20 S12 E20$ W20 UOP= N12 W10 S12 E10$ W10S27 E66 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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	3,500	
2	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 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	10.52	AC		1.00	1.00	1.00	9,500.00	9,500.00	99,940							

REVIEW DATE 06/28/2016 BY DF Total Acres: 10.52 Total Land Value: 99,940 Market: 0 Agricultural: 0 Common: 99,940 PRINTED 10/10/2025 BY SYS