

AKA LOT 13 MIMOSA ACRES UNREC:
COMM NE COR OF NW1/4 OF SE1/4,
RUN W ALONG N LINE 1114.90 FT

NELSON CLARENCE/NELSON KAREN
504 SW GRIZZLY WAY
LAKE CITY, FL 32024

2026

25-4S-15-00385-113



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 31 VINYL SID 100										0800 02 2,052 113.9000 68.34 140,234 1999 1999 0 0 0 60.00 40.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 MOBILE HME 100% - 2020 Heated Area: 2052 HX Base Yr 2020										BUILDING MARKET VALUE 56,094									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 9,100									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 98,990									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 164,184									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 74,923									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 89,261									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 38,539									
Bathrooms 2 100																				TOTAL JUST VALUE 164,184									
Stories 1. 1. 100																				NCON VALUE 0									
Architectual 01 CONV 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 164,184									
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 2,052 100 2,052 56,094																													
TOTALS 2,052 2,052 56,094																													
EXTRA FEATURES										504 SW GRIZZLY WAY, 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 XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU																			
1 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 1999 1999 3 100 1,200																													
2 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2016 2016 3 100 100																													
3 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 2016 2016 3 100 7,000																													
4 0261 PRCH, UOP 0 100 0 0 1.00 UT 0.00 0.00 100 2016 2016 3 100 600																													
5 0169 FENCE/WOOD 0 100 0 0 1.00 UT 0.00 0.00 100 2016 2016 3 100 200																													
LAND DESCRIPTION										TOTAL OB/XF 9,100																			
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 0200 C MBL HM 100 A-1 0.00 0.00 10.42 AC 1.00 1.00 1.00 9,500.00 9,500.00 98,990																													
REVIEW DATE 06/28/2016 BY DF										Total Acres: 10.42 Total Land Value: 98,990 Market: 0 Agricultural: 0 Common: 98,990										PRINTED 10/10/2025 BY SYS									