LOT 2 BLOCK 2 ELM ACRES S/D.
554-18, 613-643, DC 1354-244, WD

TURNER TARA LYNN/TURNER GARY BEN II
175 SE MIMOSA PL
LAKE CITY, FL 32025

2026

16-4S-17-08367-001

BUILDING CHARACTERISTICS

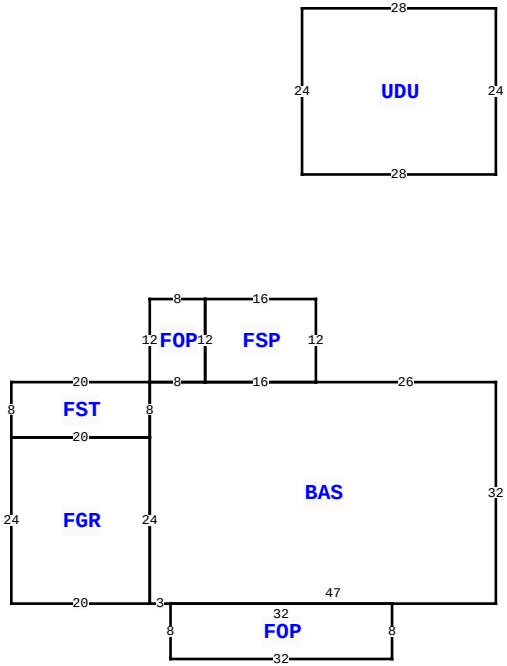
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	131,456
FGR	480	55		264	21,691
FOP	96	30		29	2,383
FOP	256	30		77	6,326
FSP	192	40		77	6,326
FST	160	55		88	7,230
UDU	672	55		370	30,399
TOTALS	3,456			2,505	205,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,505	110.8800	126.40	316,632	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1600 HX Base Yr



175 SE MIMOSA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,811
TOTAL MARKET OB/XF VALUE	5,122
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	233,433
SOH/AGL Deduction	0
ASSESSED VALUE	233,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,433
TOTAL JUST VALUE	233,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/2632	3/23/2026	WD	Q	I	01	294,000
GRANTOR: HAVIRD JOSHUA C						
GRANTEE: TURNER TARA LYNN						
1354/0245	2/22/2018	WD	U	I	11	100
GRANTOR: DAWN E HAVIRD						
GRANTEE: DAWN E & JOSHUA C H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W16 S12 E16$ W16 FOP= N12 W8 S12 E8$ W8
FST= W20 S8 E20 N8$S8 FGR= W20 S24 E20 N24$ S24E3 FOP= S8 E32
N8 W32$ E47 N32$ PTR= N30 UDU= N24 W28 S24 E28$ S30$. .

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0021	BARN,FR AE	0	0	24	28	1.00	UT	0.00	0.00	100	0	0	3	100	1,774	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0020	BARN,FR	0	0	16	28	1,448.00	UT	1.00	1.00	100	2004	2004	3	100	1,448	

LAND DESCRIPTION

TOTAL OB/XF 5,122

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/08/2017 BY DF Total Acres: 1.28 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS