COMM NW COR OF N1/2 OF SW1/4, RU
E 11.44 FT TO E R/W MIXON RD FOR
1311.09 FT TO W R/W OF I-75 ACCE

KRYGIER STEPHEN V/KRYGIER GAYLE A
1507 SW MIXSON RD
LAKE CITY, FL 32024-1347

2027

16-5S-17-09272-006

BUILDING CHARACTERISTICS

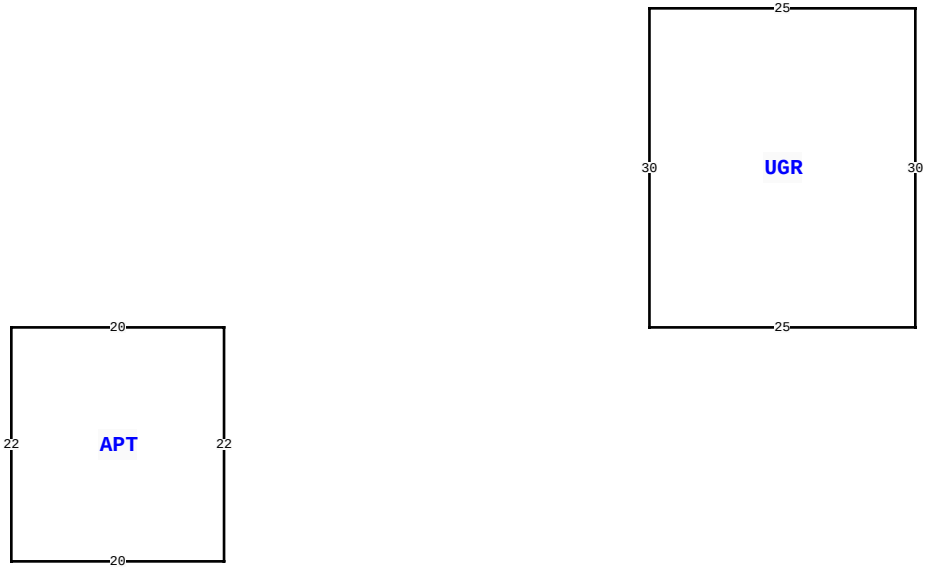
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100		440	29,587
UGR	750	45		338	22,729
TOTALS	1,190			778	52,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	778	88.9200	97.81	76,096	2008	2008	0	0	10	21.25	68.75

1 SINGLE FAM 0% - 2024 Heated Area: 440 HX Base Yr 2024



1507 SW MIXSON RD, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0020	BARN,FR	0	100	40	40	1.00	UT	0.00	0.00	100	2011	2011	3	100	8,500	
2	0010	BARN,BLK	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		332,036
TOTAL MARKET OB/XF VALUE		9,700
TOTAL LAND VALUE - MARKET		195,750
TOTAL MARKET VALUE		381,754
SOH/AGL Deduction		0
ASSESSED VALUE		381,754
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		325,343
TOTAL JUST VALUE		537,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047448	New Residential C	238,875	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1249/1274	2/06/2013	WD	Q	V	01	17,000
GRANTOR: REGIONS BANK						
GRANTEE: STEPHAN V & GAYLE A						
1215/2650	5/25/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT (SALVA						
GRANTEE: REGIONS BANK, AN AL						

BUILDING NOTES

BUILDING DIMENSIONS

APT= W20 S22 E20 N22$ PTR= E40 UGR= E25 N30 W25 S30$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 9,700

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.75	9,000.00	6,750.00	33,750							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.70	AC		1.00	1.00	1.00	280.00	280.00	1,596							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	445.00	445.00	4,672							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	162,000							

REVIEW DATE 12/21/2023 BY HC Total Acres: 21.20 Total Land Value: 40,018 Market: 162,000 Agricultural: 6,268 Common: 33,750 PRINTED 11/17/2026 BY SYS

COMM NW COR OF N1/2 OF SW1/4, RU
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BUILDING CHARACTERISTICS

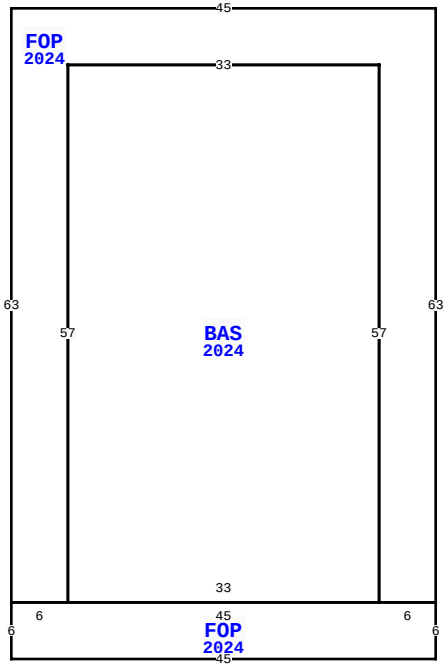
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	2024	1,881	234,054
FOP	270	30	2024	81	10,079
FOP	954	30	2024	286	35,587
TOTALS	3,105			2,248	279,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	115.4300	126.97	285,429	2023	2023	0	0	0	2.00	98.00

2 SINGLE FAM 100% - 2024 Heated Area: 1881 HX Base Yr 2024



1507 SW MIXSON RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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1215/2650	5/25/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT (SALVA						
GRANTEE: REGIONS BANK, AN AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S57 E33 N57 W33 $
FOP=[YR=2024;ORIG=64,67] N63 E45 S63 W6 N57 W33 S57 W6 $
FOP=[YR=2024;ORIG=64,67] S6 E45 N6 W45 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/21/2023 BY HC Total Acres: 21.20 Total Land Value: 40,018 Market: 162,000 Agricultural: 6,268 Common: 33,750 PRINTED 11/17/2026 BY SYS