

COMM NW COR OF N1/2 OF SW1/4, RU
E 11.44 FT TO E R/W MIXSON 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

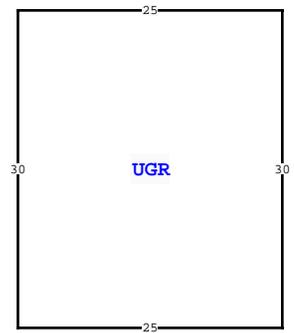
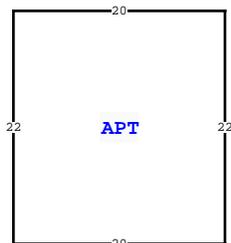
2026

16-5S-17-09272-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 60	
Exterior Wall	31	VINYL SID 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural	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
APT	440	100	
UGR	750	45	
TOTALS	1,190		778 54,220

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 2024									
				Heated Area: 440				HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			344,118
TOTAL MARKET OB/XF VALUE			9,700
TOTAL LAND VALUE - MARKET			195,750
TOTAL MARKET VALUE			393,836
SOH/AGL Deduction			0
ASSESSED VALUE			393,836
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			337,425
TOTAL JUST VALUE			549,568
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			547,402

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						

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

TOTAL OB/XF													9,700			
1507 SW MIXSON RD, LAKE CITY																
BLD DATE														LGL DATE	05/07/2026	MLU
XF DATE														LAND DATE		
INC DATE														AG DATE		

BUILDING NOTES												

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

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								

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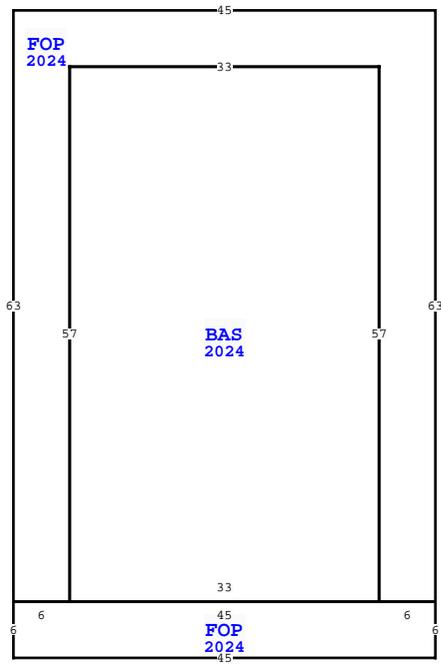
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1507 SW MIXSON RD
LAKE CITY, FL 32024-1347

2026

16-5S-17-09272-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,881	100	2024
FOP	270	30	2024
FOP	954	30	2024
TOTALS	3,105		

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	131.59	295,814	2023	2023	0	0	2.00	98.00
2 SINGLE FAM 100% - 2024 Heated Area: 1881 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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EXTRA FEATURES		1507 SW MIXSON RD, 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			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			05/07/2026		MLU

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV