



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		2,280 208,277

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MANUF	1	100%	- 2019	Heated Area: 2280			HX Base Yr 2019						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>30</p> <p>BAS</p> <p>76</p> <p>30</p> </div>														
1551 SW MIXSON RD, LAKE CITY														
				BLD DATE					LGL DATE	05/06/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				208,277		
TOTAL MARKET OB/XF VALUE				11,200		
TOTAL LAND VALUE - MARKET				104,400		
TOTAL MARKET VALUE				323,877		
SOH/AGL Deduction				154,250		
ASSESSED VALUE				169,627		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				118,216		
TOTAL JUST VALUE				323,877		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				309,392		
LAND: 2:1: PLANTED IN WATERMELONS						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
36057	TR/TRAILER	0	12/04/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0348	1/22/2020	QC	U	I	11	100
GRANTOR: SHANE HOLLAND						
GRANTEE: JANNE M WHITEHEAD &						
1312/2655	3/22/2016	WD	Q	I	01	64,900
GRANTOR: DEBORAH ANN WARE						
GRANTEE: SHANE & KIMBERLY HO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S30 E76 N30\$.						

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	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	600	
2	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	900	
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	1,600	
6	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	300	

EXTRA FEATURES														TOTAL OB/XF	
														11,200	
1551 SW MIXSON RD, LAKE CITY															

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	0200	C	MBL HM	100		A-1	0.00	0.00	8.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	104,400							

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	0200	C	MBL HM	100		A-1	0.00	0.00	8.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	104,400							