COMM NW COR OF SW1/4, E 708.6 FT
SE ALONG R/W 810 FT FOR POB, CON
522.2 FT, NW 648 FT, NE 217.8 FT

CHRISTIE PHYLLIS/EVERHART PATRICIA
139 SW MIMOSA GLN
LAKE CITY, FL 32025

2027

21-4S-17-08648-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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	0102	SFRES/MOBILE HOME

MAP NUM | MKT AREA 02

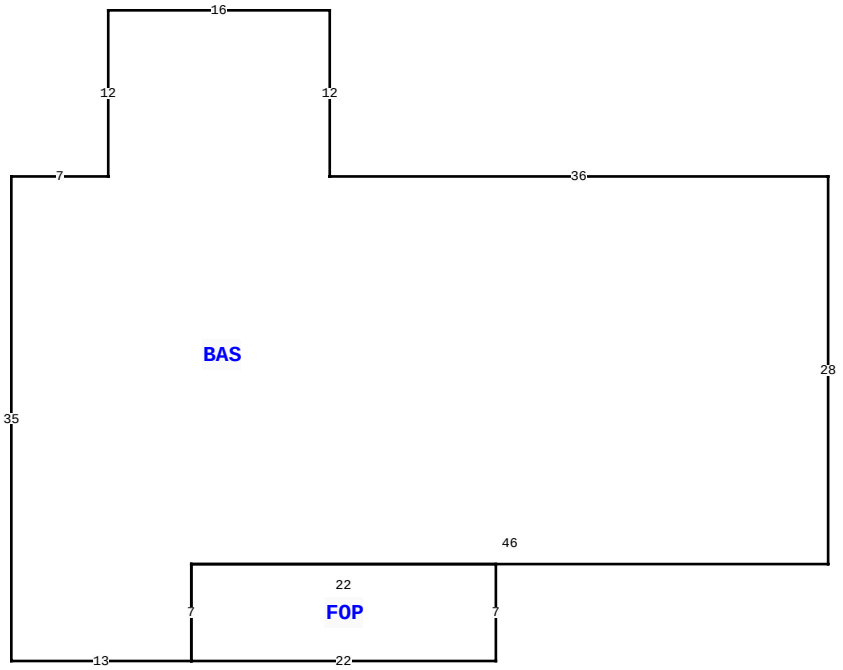
NEIGHBORHOOD/LOC 21417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100		1,935	141,585
FOP	154	30		46	3,366
TOTALS	2,089			1,981	144,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,981	102.3350	112.57	223,001	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1935 HX Base Yr 2002



139 SW MIMOSA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	
2	0021	BARN,FR AE	0	100	20	36	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	100	8	10	80.00	UT	5.50	5.50	100	2001	2001	3	100	440	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	180,406
TOTAL MARKET OB/XF VALUE	16,860
TOTAL LAND VALUE - MARKET	83,640
TOTAL MARKET VALUE	280,906
SOH/AGL Deduction	143,698
ASSESSED VALUE	137,208
TOTAL EXEMPTION VALUE	DH DHB HX HB 102,822
BASE TAXABLE VALUE	34,386
TOTAL JUST VALUE	280,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/2759	10/19/2001	WD	Q	I	03	100

GRANTOR: MARTHA CHRISTIE (RESE

GRANTEE: PHYLLIS CHRISTIE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N12 W16 S12 W7 S35 E13 FOP= E22 N7 W22 S7$ N7 E46 N28$.

LAND DESCRIPTION

TOTAL OB/XF 16,860

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	5.97	AC		1.00	1.00	1.00	12,000.00	12,000.00	71,640							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 06/20/2017 BY RP Total Acres: 6.97 Total Land Value: 83,640 Market: 0 Agricultural: 0 Common: 83,640 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4, E 708.6 FT
SE ALONG R/W 810 FT FOR POB, CON
522.2 FT, NW 648 FT, NE 217.8 FT

CHRISTIE PHYLLIS/EVERHART PATRICIA
139 SW MIMOSA GLN
LAKE CITY, FL 32025

2027

21-4S-17-08648-000

BUILDING CHARACTERISTICS

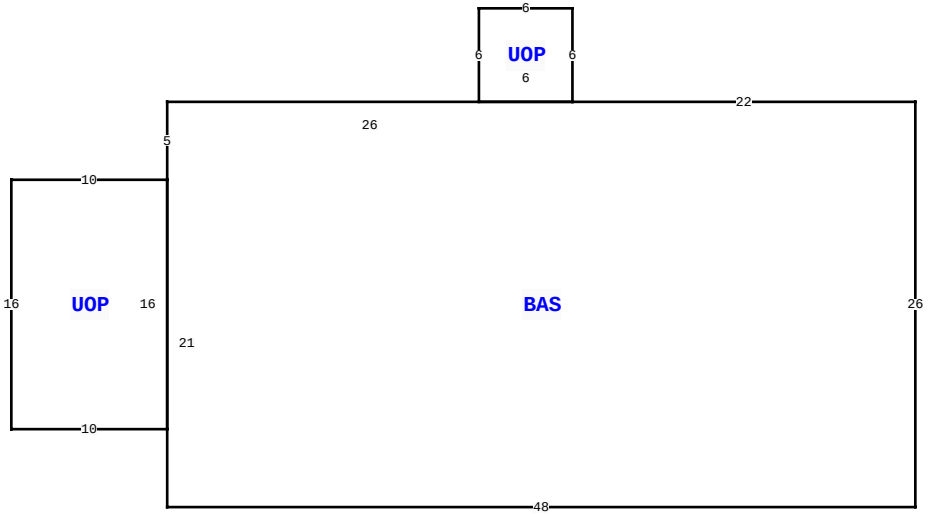
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,115
UOP	36	25		9	246
UOP	160	25		40	1,094
TOTALS	1,444			1,297	35,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,297	113.9000	68.34	88,637	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2002 Heated Area: 1248 HX Base Yr 2002



139 SW MIMOSA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

PAGE 2 of 2 — 2

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GRANTOR: MARTHA CHRISTIE (RESE

GRANTEE: PHYLLIS CHRISTIE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N6 W6 S6 E6$ W26 S5 UOP= W10 S16 E10 N16$ S21 E48 N26$.

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 06/20/2017 BY RP Total Acres: 6.97 Total Land Value: 83,640 Market: 0 Agricultural: 0 Common: 83,640 PRINTED 11/16/2026 BY SYS