

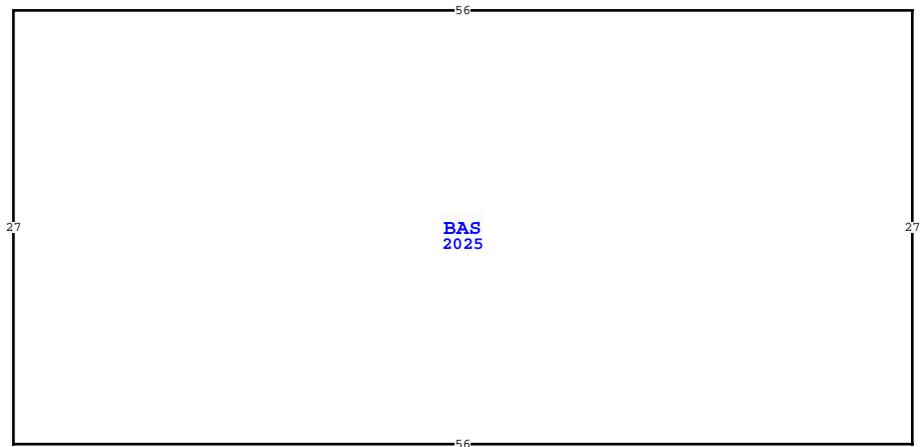
BEG SW COR OF NW1/4 OF NW1/4, RU  
672 FT, W 243 FT, S 250 FT, W 21  
FT TO POB, EX RD R/W & EX 1.40 A

LAXTON GARY WAYNE JR  
1973 SW MIXSON RD  
LAKE CITY, FL 32024

**2026**

21-5S-17-09313-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	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	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
TOTALS	1,512		175,811

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100% - 2025		179,399	2025	2025	0	0	2.00	98.00
				Heated Area: 1512			HX Base Yr	2025			
											
BLD DATE		XF DATE		INC DATE		LGL DATE		AG DATE	05/06/2026	MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			175,811
TOTAL MARKET OB/XF VALUE			10,500
TOTAL LAND VALUE - MARKET			26,656
TOTAL MARKET VALUE			212,967
SOH/AGL Deduction			43,874
ASSESSED VALUE			169,093
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			117,682
TOTAL JUST VALUE			212,967
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,810
XFOB:9:1: PINECREST MH			
XFOB:1:1: HOMETTE MH			
BLDG:1:1: HOMETTE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050822	Right-of-Way Acce		09/16/2024
000050806	Mobile Home		09/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2404	1/24/2024	WD	U	I	11	100
GRANTOR: LAXTON GARY W SR						
GRANTEE: LAXTON GARY WAYNE J						
1469/986	6/20/2022	LE	U	I	14	100
GRANTOR: LAXTON GARY W SR (ENH)						
GRANTEE: LAXTON GARY WAYNE J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	100

TOTAL OB/XF											
10,500											

BUILDING NOTES											
BAS=[YR=2025;ORIG=19,7] E56 S27 W56 N27 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.38	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.80	14,000.00	11,200.00	26,656							