COMM SW COR OF NW1/4 OF NW1/4,
RUN E 462 FT, N 422 FT FOR
POB, CONT N 250 FT, W 243 FT,

LAXTON GARY W SR/LAXTON GARY WAYNE JR
1965 SW MIXSON RD
LAKE CITY, FL 32024

2026

21-5S-17-09313-001

BUILDING CHARACTERISTICS

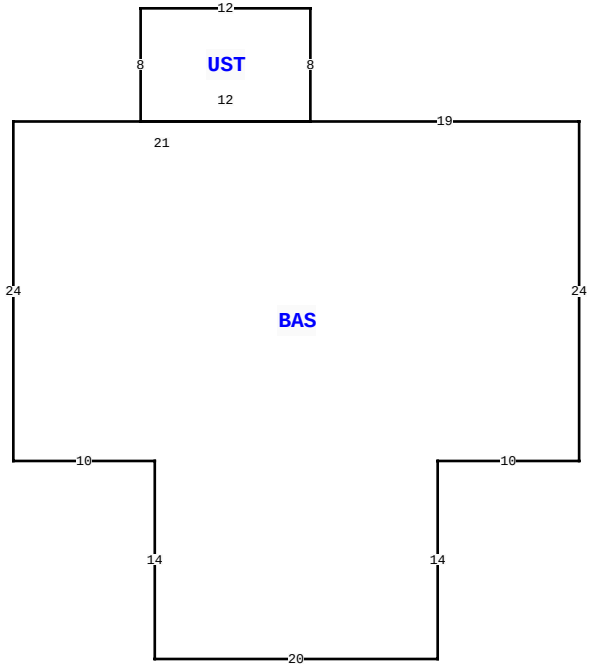
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100		1,240	33,004
UST	96	45		43	1,144
TOTALS	1,336			1,283	34,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,283	110.9000	66.54	85,371	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1240 HX Base Yr 2000



1965 SW MIXSON RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,160	
2	0060	CARPORT F	0	100	8	12	96.00	UT	3.50	3.50	100	2012	2012	3	100	336	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,148
TOTAL MARKET OB/XF VALUE		9,496
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		68,844
SOH/AGL Deduction		35,576
ASSESSED VALUE		33,268
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,268
TOTAL JUST VALUE		68,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,244

SALE:1:1: WELL & SEPTIC ON PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38522	PUMP/UTPOL	0	08/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0892/0462	10/13/1999	WD	Q	V	01	100

GRANTOR: DELBERT & ELIZABETH L

GRANTEE: GARY W LAXTON SR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UST= N8 W12 S8 E12$ W21 S24 E10 S14 E20 N14 E10 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,496

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,200							

REVIEW DATE 09/04/2017 BY BC Total Acres: 1.40 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 06/23/2026 BY SYS