AKA LOT 1 MIMOSA ACRES UNREC: BE SW1/4 OF SE1/4, W ALONG N R/W CY 374.40 FT, CONT W 382.04 FT, N 6

ROSSIN WALTER K SR
1453 SW CYPRESS LAKE DR
LAKE CITY, FL 32024

2027

25-4S-15-00385-101

BUILDING CHARACTERISTICS

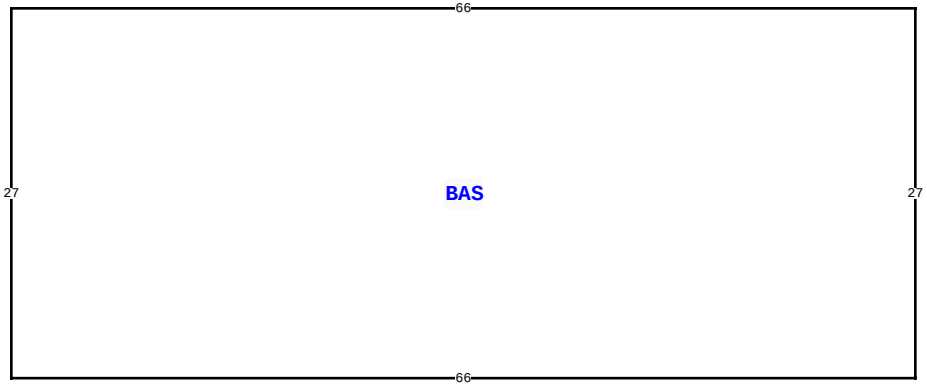
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	96,716
TOTALS	1,782			1,782	96,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	106.1100	98.68	175,848	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1782 HX Base Yr 2017



1453 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,716
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		112,310
TOTAL MARKET VALUE		219,026
SOH/AGL Deduction		49,432
ASSESSED VALUE		169,594
TOTAL EXEMPTION VALUE	HX HB VX 13	169,594
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		219,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042217	Roof Replacement	30,000	06/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/1528	8/09/2016	WD	U	I	30	29,000

GRANTOR: DEAS BULLARD PROPERTI

GRANTEE: WALTER K ROSSIN SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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			0.00	0.00	10.21	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,310							

REVIEW DATE 06/04/2025 BY KS Total Acres: 10.21 Total Land Value: 112,310 Market: 0 Agricultural: 0 Common: 112,310 PRINTED 11/17/2026 BY SYS