

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

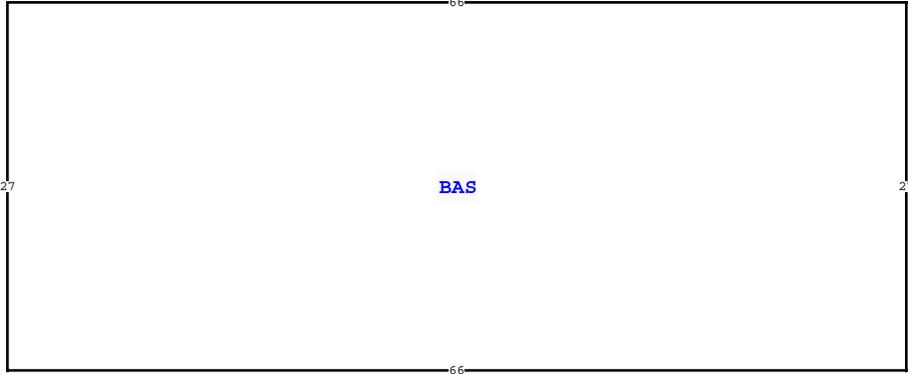
2026

25-4S-15-00385-101



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		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
BAS	1,782	100	
TOTALS	1,782		1,782
			97,755

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%	- 2023							
				Heated Area: 1782			HX Base Yr	2017			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			97,755
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			112,310
TOTAL MARKET VALUE			220,065
SOH/AGL Deduction			55,411
ASSESSED VALUE			164,654
TOTAL EXEMPTION VALUE	HX HB VX 13		164,654
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			220,065
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,950

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 PROPERTY  
GRANTEE: WALTER K ROSSIN SR

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W66 S27 E66 N27\$.	

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	1,000	
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1996	1996	3	100	1,200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0		1.00	UT 800.00	100	2026	2025		100	800	

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