

AKA LOT 2 MIMOSA ACRES UNREC:  
 COMM SE COR OF SW1/4 OF SE1/4,  
 RUN N 605.65 FT FOR POB, CONT

ANDERSON TIMOTHY CARL  
 7116 SW OLD WIRE RD  
 FORT WHITE, FL 32038

**2026**

25-4S-15-00385-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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	25415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
TOTALS	1,440		88,118

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% - 2003		160,214	2000	2000	0	0	45.00	55.00	
				Heated Area: 1440				HX Base Yr 2003				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">60</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">60</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">24</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">24</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
				BLD DATE		LGL DATE		05/06/2026 MLU				
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,118
TOTAL MARKET OB/XF VALUE			16,024
TOTAL LAND VALUE - MARKET			116,600
TOTAL MARKET VALUE			220,742
SOH/AGL Deduction			128,165
ASSESSED VALUE			92,577
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			41,166
TOTAL JUST VALUE			220,742
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1130/0912	8/10/2007	WD	Q	I	04	100
GRANTOR: DEAS-BULLARD						
GRANTEE: TIMOTHY C ANDERSON						
0943/1554	12/19/2001	CD	Q	V	01	25,900
GRANTOR: DEAS-BULLARD						
GRANTEE: TIMOTHY C ANDERSON						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	
2	0031	BARN, MT AE	0	100	0	0	0	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	

TOTAL OB/XF																								
16,024																								
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		A-1	0.00	0.00	10.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	116,600							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S24 E60 N24\$.