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

2027

25-4S-15-00385-102

BUILDING CHARACTERISTICS

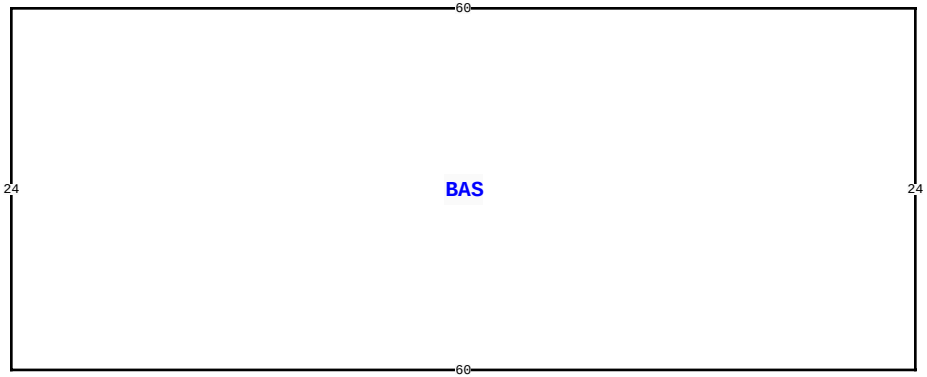
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	25415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	85,370
TOTALS	1,440			1,440	85,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,440	115.9000	107.79	155,218	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1440 HX Base Yr 2003



261 SW GRIZZLY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	8,424	
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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,370
TOTAL MARKET OB/XF VALUE		16,024
TOTAL LAND VALUE - MARKET		116,600
TOTAL MARKET VALUE		217,994
SOH/AGL Deduction		122,640
ASSESSED VALUE		95,354
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,943
TOTAL JUST VALUE		217,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,912

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

LAND DESCRIPTION

TOTAL OB/XF 16,024

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	10.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	116,600							

REVIEW DATE 06/04/2025 BY KS Total Acres: 10.60 Total Land Value: 116,600 Market: 0 Agricultural: 0 Common: 116,600 PRINTED 11/17/2026 BY SYS