PART OF LT 3 MIMOSA ACRES UNR: C
SW1/4 OF SE1/4, RUN W 756.44 FT
W 489.59 FT, N 938.32 FT, E 475.

MCCLAIN MACK
162 SW GRIZZLY WAY
LAKE CITY, FL 32024

2027

25-4S-15-00385-103

BUILDING CHARACTERISTICS

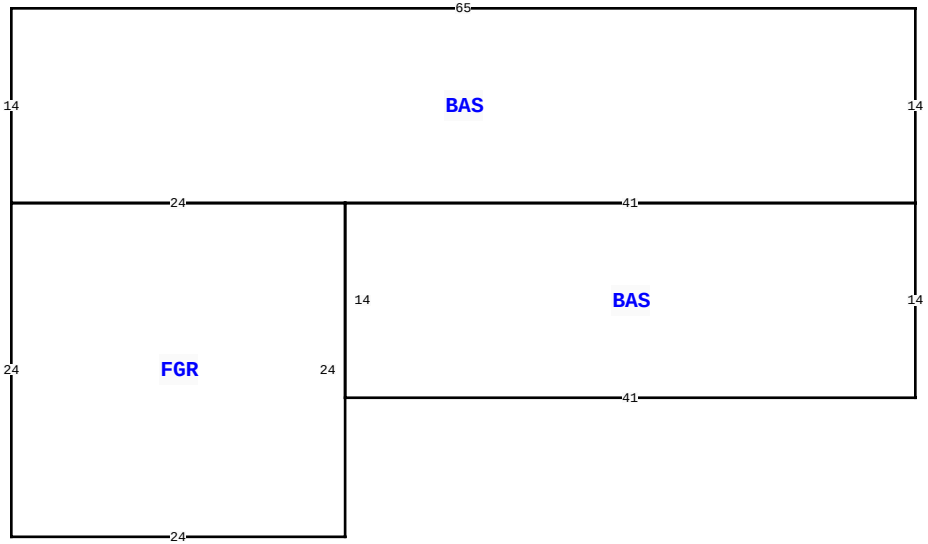
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 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	574	100		574	32,855
BAS	910	100		910	52,087
FGR	576	55		317	18,145
TOTALS	2,060			1,801	103,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,801	111.9000	104.07	187,430	1982	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1484 HX Base Yr 2009



162 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	0166	CONC,PAVMT	0	100	24	33	792.00	UT	2.00	2.00	100	2016	2016	3	100	1,584	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,086
TOTAL MARKET OB/XF VALUE		9,584
TOTAL LAND VALUE - MARKET		46,375
TOTAL MARKET VALUE		159,045
SOH/AGL Deduction		95,674
ASSESSED VALUE		63,371
TOTAL EXEMPTION VALUE	HX HB	38,371
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		159,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,155

SALE:1:1: LT 3 MIMOSA AC UNR & WELL & SEPTIC 10.3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11910	M H	125	11/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/0373	7/13/2004	WD	Q	I		51,000
GRANTOR: LINDA SUE STRICKLAND						
GRANTEE: MACK MCCLAIN						
0829/2716	10/22/1996	WD	Q	V		25,000
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: LINDA SUE STRICKLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S14 FGR= S24 E24 N24 W24$ E24 BAS= S14 E41 N14 W41$ E41 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,584

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	3.71	AC		1.00	1.00	1.00	12,500.00	12,500.00	46,375							

REVIEW DATE 06/04/2025 BY KS Total Acres: 3.71 Total Land Value: 46,375 Market: 0 Agricultural: 0 Common: 46,375 PRINTED 11/17/2026 BY SYS