

AKA LOT 4 MIMOSA ACRES UNREC: CO  
SE1/4 OF SW1/4, RUN N 12 FT TO N  
LAKE RD, E ALONG R/W 927.58 FT F

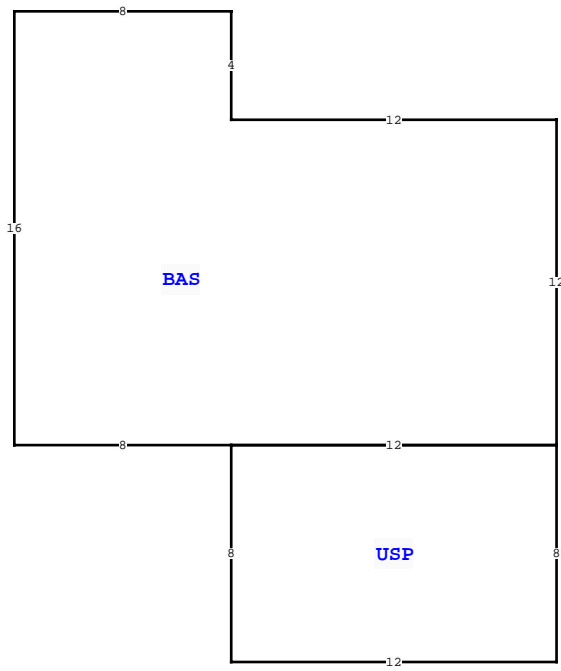
WILKINSON CHARLES ERVIN  
1767 SW CYPRESS LAKE RD  
LAKE CITY, FL 32024

**2026**

25-4S-15-00385-104  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floor	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 0 100
Quality	01	01
DOR CODE	5000 IMPROVED AG	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	25415.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	272	100
USP	96	35
TOTALS	368	306

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	306	47.7000	53.42	16,347	2003	2003	0	0	35.00	65.00		
2 SINGLE FAM 0% - 0 Heated Area: 272 HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	10,626	
TOTAL MARKET OB/XF VALUE	7,000	
TOTAL LAND VALUE - MARKET	104,940	
TOTAL MARKET VALUE	63,284	
SOH/AGL Deduction	10,786	
ASSESSED VALUE	52,498	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	52,498	
TOTAL JUST VALUE	122,566	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	107,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39142	M H	0	01/10/2020
36015	SFR	384	11/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/2192	7/28/2025	WD	U	I	34	100

GRANTOR: DEAS BULLARD PROPERTI  
 GRANTEE: WILINSON CHARLES ER  
 1337/0495 5/05/2017 CD U V 21 80,900  
 GRANTOR: DEAS BULLARD PROPERTI  
 GRANTEE: CHARLES ERVIN WILKI

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	
BAS=[ORIG=0,0] W12 N4 W8 S16 E8 E12 N12 \$	
USP=[ORIG=-12,12] S8 E12 N8 W12 \$	

LAND DESCRIPTION														TOTAL OB/XF 7,000										
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	0100	C	SFR	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							
2	6200	A	PASTURE 3	0					5.53	AC		1.00	1.00	1.00	280.00	280.00	1,548							
3	9910	M	MKT.VAL.AG	0					5.53	AC		1.00	1.00	1.00	11,000.00	11,000.00	60,830							