

AKA LOT 5 MIMOSA ACRES UNREC: CO
SE1/4 OF SW1/4, RUN N 12 FT TO N
LAKE RD, RUN E 463.72 FT FOR POB

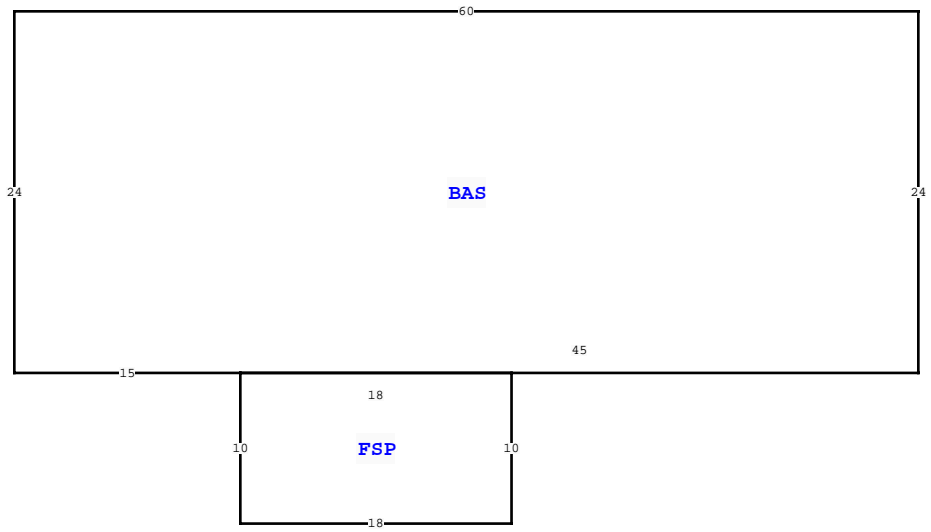
MAI REBECCA D
236 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

25-4S-15-00385-105
VALUATION SUMMARY

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	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
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	1,440	100
FSP	180	40
TOTALS	1,620	1,512

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,512	105.2000	63.12	95,437	1994	1994	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 2021 Heated Area: 1440 HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,175
TOTAL MARKET OB/XF VALUE		16,170
TOTAL LAND VALUE - MARKET		105,270
TOTAL MARKET VALUE		89,292
SOH/AGL Deduction		11,040
ASSESSED VALUE		78,252
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		78,252
TOTAL JUST VALUE		159,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16630	M H	125	02/22/2000
13718	M H	125	03/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2195	7/28/2025	WD	U	I	34	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: MAI REBECCA D SURVI						
1438/788	10/22/2020	CD	U	I	21	12,843
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: MAI TIMOTHY E						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
2	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00
5	0166	CONC, PAVMT	0	0	18	20	360.00	UT	2.00	2.00
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00
8	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF													
16,170													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/06/2026			MLU							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S24 E15 FSP= S10 E18 N10 W18 E45 N24\$.									

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,110							
2	6200	A	PASTURE 3	0					6.56	AC		1.00	1.00	1.00	280.00	280.00	1,837							
3	9910	M	MKT.VAL.AG	0					6.56	AC		1.00	1.00	1.00	11,000.00	11,000.00	72,160							