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

2027

25-4S-15-00385-105

BUILDING CHARACTERISTICS

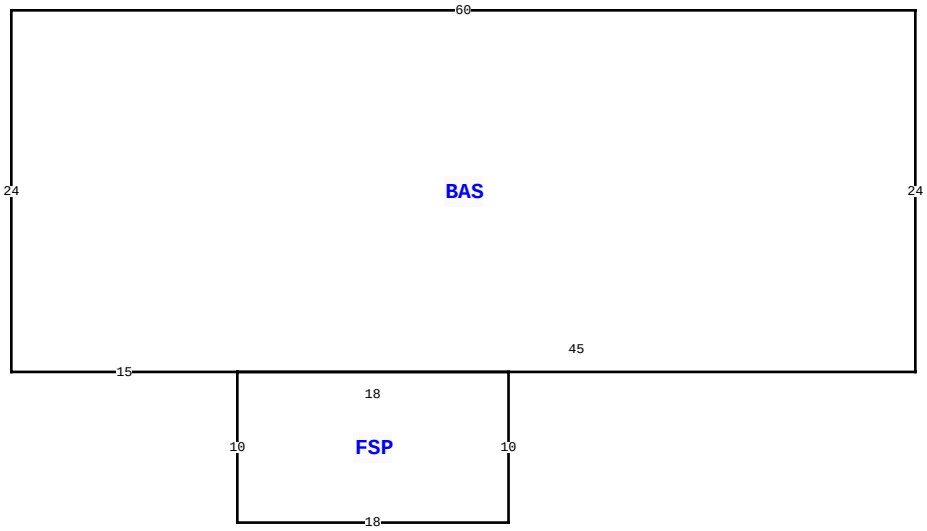
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	36,357
FSP	180	40		72	1,818
TOTALS	1,620			1,512	38,175

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



1767 SW CYPRESS LAKE, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	
2	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00	50	2009	2009	3	50	100	
5	0166	CONC,PAVMT	0	0	18	20	360.00	UT	2.00	2.00	100	2017	2017	3	100	720	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	3,398
ASSESSED VALUE	85,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,894
TOTAL JUST VALUE	159,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,615

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 16,170

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	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							

REVIEW DATE 06/04/2025 BY JB Total Acres: 9.57 Total Land Value: 34,947 Market: 72,160 Agricultural: 1,837 Common: 33,110 PRINTED 11/17/2026 BY SYS