AKA LOT 7 MIMOSA ACRES UNREC: CO
SE1/4 OF SW1/4, RUN N 952.0 FT T
833.56 FT, E 548.78 FT, S 833.56

CRAIG WILLIAM S/GRACE HEATHER
284 SW GUARD GLN
LAKE CITY, FL 32024

2027

25-4S-15-00385-107

BUILDING CHARACTERISTICS

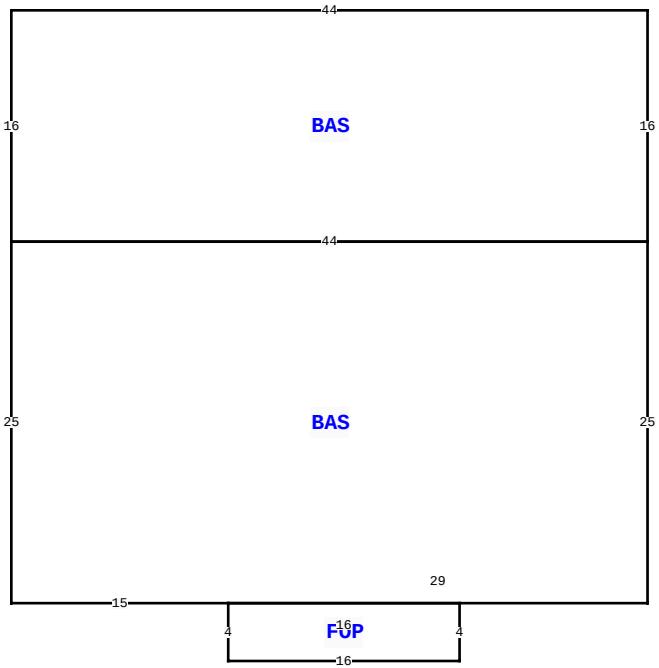
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	704	100		704	54,161
BAS	1,100	100		1,100	84,627
FOP	64	30		19	1,462
TOTALS	1,868			1,823	140,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	107.6040	118.36	215,770	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1804 HX Base Yr 2004



284 SW GUARD GLN, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	24	30	720.00	UT	12.00	12.00	100	2005	2005	3	100	8,640	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,250
TOTAL MARKET OB/XF VALUE		17,640
TOTAL LAND VALUE - MARKET		115,500
TOTAL MARKET VALUE		273,390
SOH/AGL Deduction		112,299
ASSESSED VALUE		161,091
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,680
TOTAL JUST VALUE		273,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,950

SALE:3:1: LOT 7

SALE:2:1: IN LIEU OF FORECLOSURE/ WELL & SEPTIC

SALE:1:1: WELL & SEPTIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053004	Electrical Servic		05/02/2025
11874	SFR	190	11/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/2074	3/04/2017	QC	U	I	11	49,600
GRANTOR: KIERSTIN ERDOZAIN						
GRANTEE: WILLIAM & HEATHER C						
0974/1424	2/04/2003	WD	Q	I		97,000
GRANTOR: SHELDON						
GRANTEE: WILLIAM & HEATHER C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E15 FOP= S4 E16 N4 W16$ E29 N25$ BAS= N16 W44 S16 E44$.

LAND DESCRIPTION

TOTAL OB/XF 17,640

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	0100	C	SFR	100		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,500							

REVIEW DATE 06/04/2025 BY JB Total Acres: 10.50 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 11/17/2026 BY SYS