

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

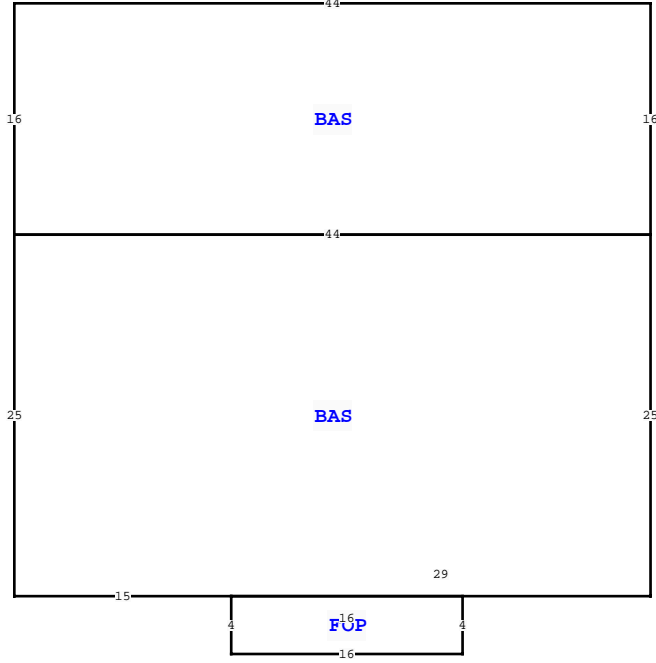
2026

25-4S-15-00385-107



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	704	100	
BAS	1,100	100	
FOP	64	30	
TOTALS	1,868		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2004								
Heated Area: 1804						HX Base Yr 2004					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,810
TOTAL MARKET OB/XF VALUE			17,640
TOTAL LAND VALUE - MARKET			115,500
TOTAL MARKET VALUE			275,950
SOH/AGL Deduction			119,095
ASSESSED VALUE			156,855
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			105,444
TOTAL JUST VALUE			275,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,645
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						

EXTRA FEATURES		284 SW GUARD GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0296	SHED METAL	0 100
3	9945	Well/Sept	0 0
4	0030	BARN, MT	0 0

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

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	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							