

(AKA LOT 8 MIMOSA ACRES UNREC)
 COMM SW COR OF SE1/4 OF SW1/4,
 RUN N 952 FT, E 548.78 FT FOR

FEORA PHILLIP M
 260 SW GUARD GLEN
 LAKE CITY, FL 32024

2026

25-4S-15-00385-108



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,674	100	
TOTALS	1,674		100,669

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2013									
				Heated Area: 1674				HX Base Yr 2013				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
<div style="display: flex; justify-content: space-between;"> 27 62 </div>												
<div style="display: flex; justify-content: space-between;"> 27 62 </div>												
				TOTALS	1,674			1,674			100,669	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			100,669
TOTAL MARKET OB/XF VALUE			13,825
TOTAL LAND VALUE - MARKET			115,500
TOTAL MARKET VALUE			229,994
SOH/AGL Deduction			139,533
ASSESSED VALUE			90,461
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			39,050
TOTAL JUST VALUE			229,994
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25249	M H	578	11/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/1666	4/23/2020	WD	U	I	11	100
GRANTOR: EMMA K FEORA						
GRANTEE: PHILLIP M FEORA						
1277/1550	7/10/2014	WD	U	I	34	100
GRANTOR: DEAS-BULLARD						
GRANTEE: PHILLIP & EMMA FEOR						

260 SW GUARD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2006	2006
2	0031	BARN,MT AE	0	100	25	25	625.00	UT	9.00	100	2013	2013
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W62 S27 E62 N27\$.	

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,500									