(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

2027

25-4S-15-00385-108

BUILDING CHARACTERISTICS

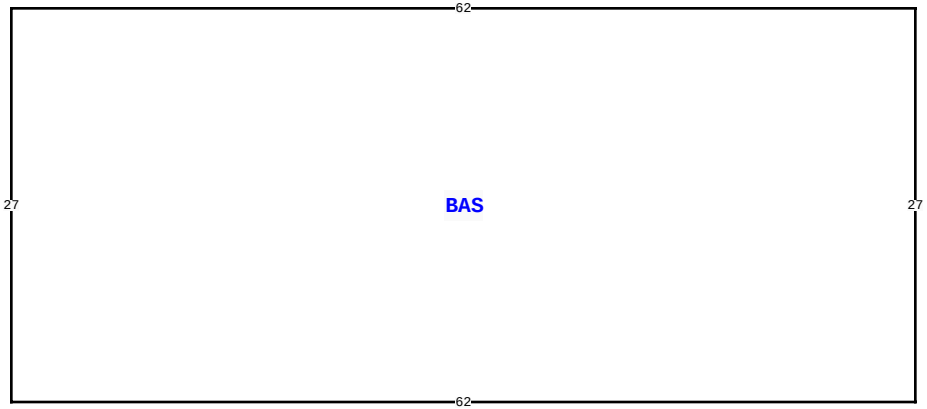
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	97,530
TOTALS	1,674			1,674	97,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,674	113.9000	105.93	177,327	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2013 Heated Area: 1674 HX Base Yr 2013



260 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	2006	2006	3	100	1,200	
2	0031	BARN,MT AE	0	100	25	25	625.00	UT	9.00	9.00	100	2013	2013	3	100	5,625	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,530
TOTAL MARKET OB/XF VALUE		13,825
TOTAL LAND VALUE - MARKET		115,500
TOTAL MARKET VALUE		226,855
SOH/AGL Deduction		133,680
ASSESSED VALUE		93,175
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,764
TOTAL JUST VALUE		226,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,904

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,825

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	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							

REVIEW DATE 06/09/2025 BY JB Total Acres: 10.50 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 11/17/2026 BY SYS