

PART OF LOT 10 MIMOSA ACRES
 UNR: COMM NE COR OF SW1/4 OF
 SE1/4, S 129.09 FT, W 229.30

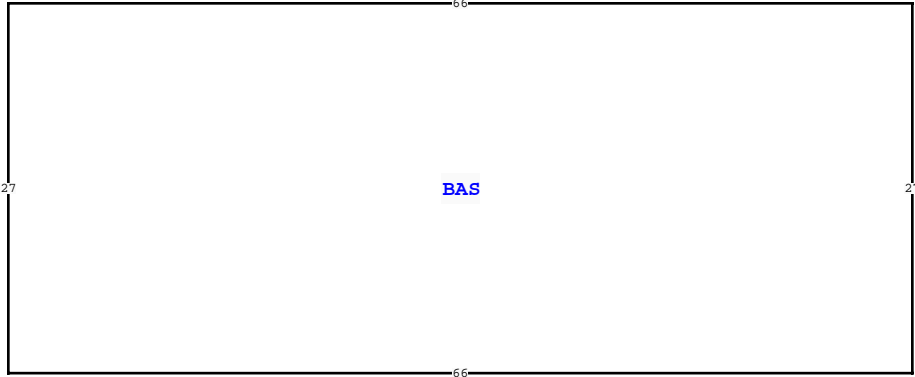
LARNER JOHN J
 P O BOX 2171
 LAKE CITY, FL 32056-2171

2026

25-4S-15-00385-110

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 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	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
TOTALS	1,782		1,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2019								
				Heated Area: 1782			HX Base Yr	2019			



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				44,614		
TOTAL MARKET OB/XF VALUE				14,650		
TOTAL LAND VALUE - MARKET				14,544		
TOTAL MARKET VALUE				73,808		
SOH/AGL Deduction				37,795		
ASSESSED VALUE				36,013		
TOTAL EXEMPTION VALUE				HX HB SX 36,013		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				73,808		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				70,876		
SALE:3:1: 13.60 AC W/ WELL & SEPTIC						
SALE:2:1: QUIT CLAIM BACK TO FORMER OWNER						
SALE:1:1: LOT 10 MIMOSA ACRES-WEELL & SEPTIC						
PRMT:1:1: BYNUM						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000048205	Electrical Servic	0	09/19/2023			
37216	M H	410	09/14/2018			
13904	PUMP/UTPOL	30	04/16/1998			
13812	M H	125	03/27/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2468	8/30/2018	WD	U	I	11	100
GRANTOR: STEVE M & JOY LARNER						
GRANTEE: JOHN J LARNER						
1363/0583	6/26/2018	WD	Q	I	04	90,000
GRANTOR: LACY LOUISE HAYES EDG						
GRANTEE: STEVE M & JOY LARNE						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						05/08/2026
AG DATE						MLU
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W66 S27 E66 N27\$.						

EXTRA FEATURES												339 SW GRIZZLY WAY, LAKE CITY					
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	0294	SHED WOOD/	0	100	12	24	1.00	UT	900.00	900.00	50	1998	1998	3	50	450	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION												TOTAL OB/XF												14,650				
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	1.01	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,544											