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

2027

25-4S-15-00385-110

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
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

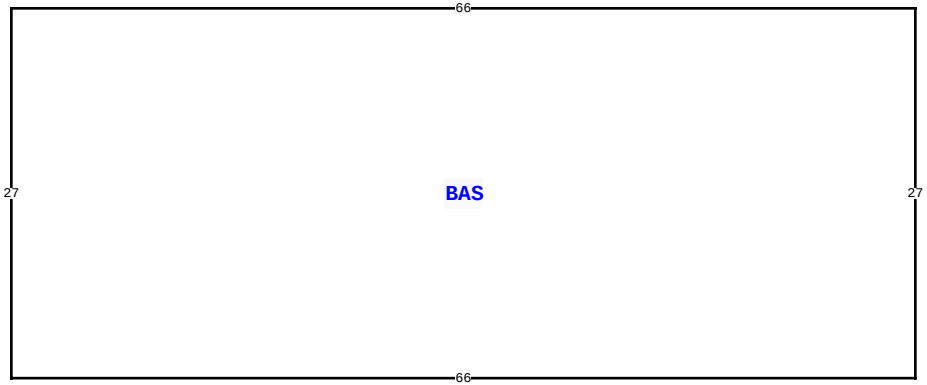
NEIGHBORHOOD/LOC 25415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	44,614
TOTALS	1,782			1,782	44,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	104.3100	62.59	111,535	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2019 Heated Area: 1782 HX Base Yr 2019



339 SW GRIZZLY WAY, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/08/2026 MLU
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	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	

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	36,715
ASSESSED VALUE	37,093
TOTAL EXEMPTION VALUE	HX HB SX 37,093
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	73,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,808

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,650

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	1.01	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,544							

REVIEW DATE 06/04/2025 BY KS Total Acres: 1.01 Total Land Value: 14,544 Market: 0 Agricultural: 0 Common: 14,544 PRINTED 11/17/2026 BY SYS