AKA LOT 13 MIMOSA ACRES UNREC:
COMM NE COR OF NW1/4 OF SE1/4,
RUN W ALONG N LINE 1114.90 FT

NELSON CLARENCE/NELSON KAREN
504 SW GRIZZLY WAY
LAKE CITY, FL 32024

2027

25-4S-15-00385-113

BUILDING CHARACTERISTICS

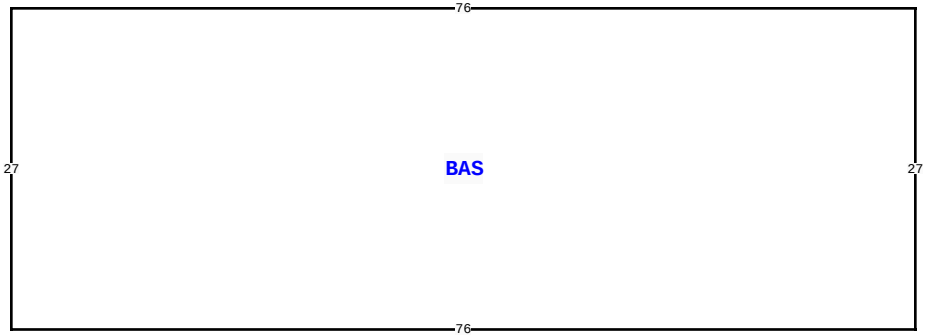
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,052	100		2,052	57,078
TOTALS	2,052			2,052	57,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	115.9000	69.54	142,696	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 2052 HX Base Yr 2020



504 SW GRIZZLY WAY, 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	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,078
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		114,620
TOTAL MARKET VALUE		180,798
SOH/AGL Deduction		89,127
ASSESSED VALUE		91,671
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,260
TOTAL JUST VALUE		180,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28241	M H	694	11/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/1667	4/24/2014	WD	Q	I	01	77,500
GRANTOR: DAVID G CHERISOL & KA						
GRANTEE: CLARENCE & KAREN NE						
1210/2552	2/09/2011	QC	U	V	11	0
GRANTOR: DAVID G CHERISOL & KA						
GRANTEE: KATIA CHERISOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	10.42	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,620							

REVIEW DATE 06/04/2025 BY JB Total Acres: 10.42 Total Land Value: 114,620 Market: 0 Agricultural: 0 Common: 114,620 PRINTED 11/17/2026 BY SYS