COMM AT SE COR OF SW1/4 OF SE1/4
W 330.74 FT, N 662.92 FT FOR POB
N 662.92 FT, E 329.10 FT, S 663.

TRUESDALE JUSTIN T
669 SW BRIM ST
LAKE CITY, FL 32024

2026

07-4S-16-02807-005

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

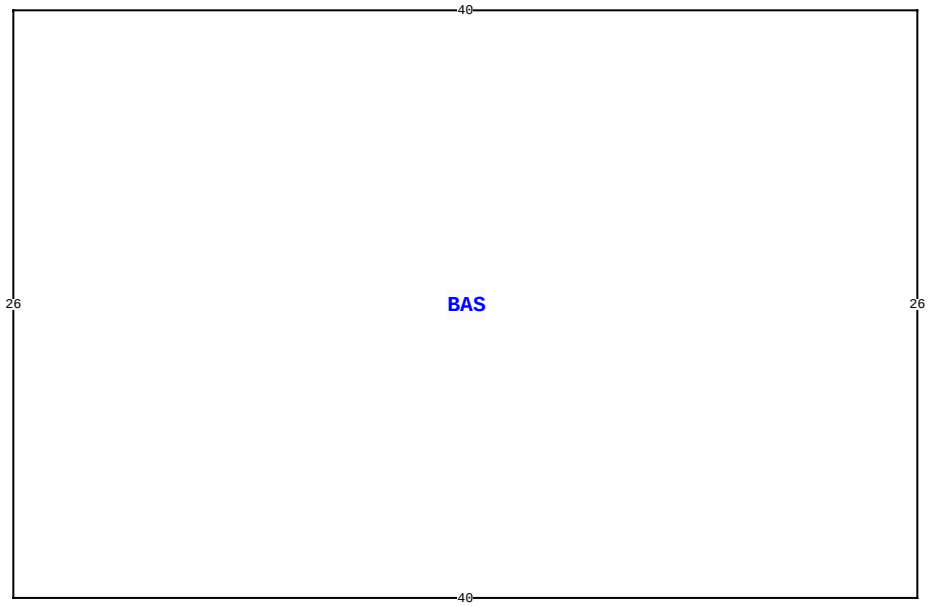
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 7416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	72,379
TOTALS	1,040			1,040	72,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	113.9000	107.07	111,353	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 0 Heated Area: 1040 HX Base Yr



669 SW BRIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,379
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	55,220
TOTAL MARKET VALUE	134,899
SOH/AGL Deduction	5,556
ASSESSED VALUE	129,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,343
TOTAL JUST VALUE	134,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30230	M H	468	06/15/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/1674	2/28/2025	WD	Q	I	01	210,000
GRANTOR: BENZ NATHANIEL						
GRANTEE: TRUESDALE JUSTIN T						
1308/2776	1/28/2016	WD	U	I	30	100
GRANTOR: JENNIFER N WATSON						
GRANTEE: NATHANIEL BENZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,220							

REVIEW DATE 06/06/2025 BY TP Total Acres: 5.02 Total Land Value: 55,220 Market: 0 Agricultural: 0 Common: 55,220 PRINTED 11/19/2025 BY SYS