

COMM AT THE SW COR OF THE E 1/2  
 RUN N 883.88 FT. TO POB. CONT. N  
 580.80 FT, S 220.97 FT, W 580.80

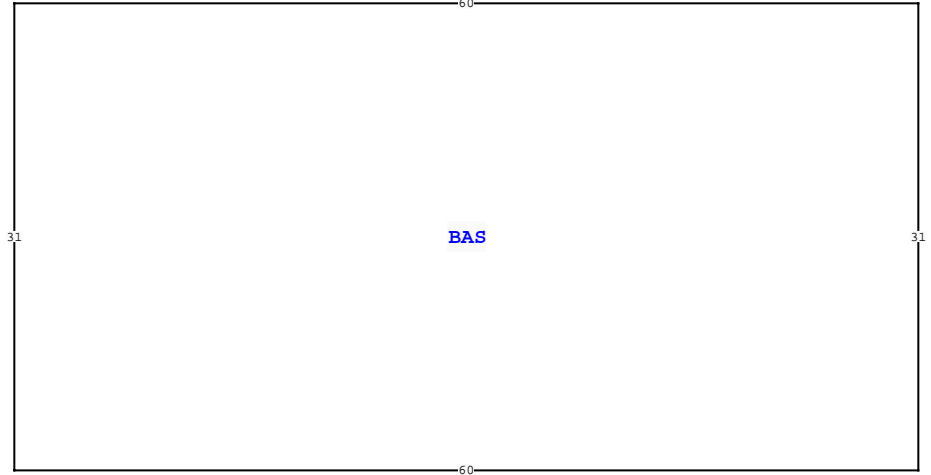
BRANNON ADAM L  
 344 SW MOLLIE TER  
 LAKE CITY, FL 32024

**2025**

07-4S-16-02808-024  


| 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 Floor           | 14               | CARPET       | 90      |
| Interior Floor           | 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 Units       | 01               | CONV         | 100     |
|                          |                  | 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    |
| BAS                      | 1,860            | 100          |         |
| TOTALS                   | 1,860            |              | 137,800 |

| MARKET ADJUSTMENTS |       |           |             |                   |                |     |     |                 |      |      |        |  |
|--------------------|-------|-----------|-------------|-------------------|----------------|-----|-----|-----------------|------|------|--------|--|
| TYPE               | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB | EYB | ECON            | FNCT | NORM | % COND |  |
| 1                  | MANUF | 1         | 100% - 2011 |                   |                |     |     |                 |      |      |        |  |
|                    |       |           |             | Heated Area: 1860 |                |     |     | HX Base Yr 2011 |      |      |        |  |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 137,800  |
| TOTAL MARKET OB/XF VALUE  |           |             | 15,976   |
| TOTAL LAND VALUE - MARKET |           |             | 44,250   |
| TOTAL MARKET VALUE        |           |             | 198,026  |
| SOH/AGL Deduction         |           |             | 85,939   |
| ASSESSED VALUE            |           |             | 112,087  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722      |          |
| BASE TAXABLE VALUE        |           |             | 61,365   |
| TOTAL JUST VALUE          |           |             | 198,026  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 182,234  |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000047427  | Roof Replacement | 8,113 | 06/09/2023 |
| 28472      | M H              | 514   | 04/09/2010 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1191/0503                     | 3/10/2010 | WD        | U   | V   | 16     | 23,300     |
| GRANTOR: HENRY L BRANNON      |           |           |     |     |        |            |
| GRANTEE: ADAM L BRANNON       |           |           |     |     |        |            |
| 1156/1518                     | 8/14/2008 | WD        | Q   | V   |        | 51,500     |
| GRANTOR: MANGRUM CONSTRUCTION |           |           |     |     |        |            |
| GRANTEE: ADAM L BRANNON & HE  |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |        |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|----|-------|--------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0166       | CONC, PAVMT | 0       | 100 | 20 | 24    | 480.00 | UT    | 2.00           | 100       | 2014    | 2014        | 3 | 100    | 960             |       |
| 2              | 0031       | BARN, MT AE | 0       | 100 | 24 | 24    | 576.00 | UT    | 11.00          | 100       | 2014    | 2014        | 3 | 100    | 6,336           |       |
| 3              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00   | UT    | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4              | 0251       | LEAN TO W/  | 0       | 100 | 10 | 24    | 240.00 | UT    | 3.50           | 100       | 2014    | 2014        | 3 | 100    | 840             |       |
| 5              | 0251       | LEAN TO W/  | 0       | 100 | 10 | 24    | 240.00 | UT    | 3.50           | 100       | 2014    | 2014        | 3 | 100    | 840             |       |

344 SW MOLLIE TER, LAKE CITY

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

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS    |  |
|------------------------|--|
| BAS= W60 S31 E60 N31S. |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          | TOTAL OB/XF |         |            |                |            |                             |      |         |      |     |    |        |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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  | 2.95        | AC        |     | 1.00     | 1.00        | 1.00    | 15,000.00  | 15,000.00      | 44,250     |                             |      |         |      |     |    |        |  |