

LOT 9 & 10 SOUTH COLUMBIA ACRES  
720-831, 728-296, 791-31, 33, 80

NORTH BRENDA BROOKS  
978 SW BOYETTE TER  
LAKE CITY, FL 32024

2026

07-5S-16-03487-013



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 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                 |    | 2 100          |
| Bathrooms                |    | 1 100          |
| Stories                  | 1. | 1. 100         |
| Architectual             | 01 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 02 | 02 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                 |          |
|------------------|-----------------|----------|
| Quality          | 05              | 05       |
| DOR CODE         | 0200MOBILE HOME |          |
| MAP NUM          |                 | MKT AREA |
|                  |                 | 02       |
| NEIGHBORHOOD/LOC | 7516.0100       | 1.00/    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 672              | 100         |      | 672          | 15,228               |
| FEP       | 200              | 85          |      | 170          | 3,852                |
| USP       | 168              | 35          |      | 59           | 1,337                |

|        |       |  |  |     |        |
|--------|-------|--|--|-----|--------|
| TOTALS | 1,040 |  |  | 901 | 20,417 |
|--------|-------|--|--|-----|--------|

| EXTRA FEATURES |            |             |     |     |    |    |       |    |          |
|----------------|------------|-------------|-----|-----|----|----|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS | UT | Adj R    |
| 1              | 0296       | SHED METAL  | 0   | 100 | 16 | 20 | 1.00  | UT | 0.00     |
| 2              | 0040       | BARN,POLE   | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     |
| 3              | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     |
| 4              | 9945       | Well/Sept   | 0   | 100 | 0  | 0  | 1.00  | UT | 7,000.00 |
| 5              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     |
| 6              | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00  | UT | 7,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0102     | C   | SFR/MH               | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        |
| 2                | 0000     | C   | VAC RES              | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 08/20/2019 | BY | BC |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                                                                                                                            |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                                                                                                          | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0800                                                                                                                                                          | 02  | 901       | 94.4100     | 56.65          | 51,042         | 1986 | 1986 | 0    | 0    | 0 | 60.00 | 40.00  |  |
| 1 MOBILE HME 100% - 1996 Heated Area: 672 HX Base Yr 1996                                                                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div>12</div><div>14</div><div>USP</div><div>14</div><div>48</div><div>BAS</div><div>14</div><div>20</div><div>FEP</div><div>10</div><div>20</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                               |          |           |            |     |
|-------------------------------|----------|-----------|------------|-----|
| 978 SW BOYETTE TER, LAKE CITY | BLD DATE | LGL DATE  | 05/10/2024 | MLU |
|                               | XF DATE  | LAND DATE |            |     |
|                               | INC DATE | AG DATE   |            |     |

| 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   | 0296       | SHED METAL  | 0   | 100 | 16 | 20 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 400             |       |
| 2   | 0040       | BARN,POLE   | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 400             |       |
| 3   | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2006    | 2006        | 3 | 100    | 400             |       |
| 4   | 9945       | Well/Sept   | 0   | 100 | 0  | 0  | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 5   | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2019    | 2019        | 3 | 100    | 2,500           |       |
| 6   | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0102     | C   | SFR/MH               | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        |
| 2                | 0000     | C   | VAC RES              | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 2.06 | Total Land Value: 24,000 | Market: 0 | Agricultural: 0 | Common: 24,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| COLUMBIA COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|--------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1              |  |  |  |  |  |  |  |  |  |

| VALUATION BY              |  | STANDARD  |
|---------------------------|--|-----------|
| Tax Group: 3              |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 20,417    |
| TOTAL MARKET OB/XF VALUE  |  | 17,700    |
| TOTAL LAND VALUE - MARKET |  | 24,000    |
| TOTAL MARKET VALUE        |  | 62,117    |
| SOH/AGL Deduction         |  | 20,213    |
| ASSESSED VALUE            |  | 41,904    |
| TOTAL EXEMPTION VALUE     |  | 25,000    |
| BASE TAXABLE VALUE        |  | 16,904    |
| TOTAL JUST VALUE          |  | 62,117    |
| NCON VALUE                |  | 0         |
| INCOME VALUE              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 62,117    |

|                      |
|----------------------|
| XF0B:3:1: SUNCOVE MH |
| BLDG:1:1: SUNCOVE MH |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 25349      | M H         | 498 | 12/29/2007 |
| 14795      | M H         | 125 | 12/14/1998 |

| SALES DATA                   |           |              |        |        |           |               |  |  |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 0808/1520                    | 8/01/1995 | WD           | Q      | I      | 02        | 0             |  |  |  |
| GRANTOR: JOHN D BROOKS       |           |              |        |        |           |               |  |  |  |
| GRANTEE: BRENDA BROOKS NORTH |           |              |        |        |           |               |  |  |  |
| 0720/0831                    | 4/30/1990 | WD           | Q      | V      |           | 4,000         |  |  |  |
| GRANTOR: RODNEY DICKS        |           |              |        |        |           |               |  |  |  |
| GRANTEE: JOHN BROOKS         |           |              |        |        |           |               |  |  |  |

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

| BUILDING DIMENSIONS                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W48 USP= W12 S14 E12 N14\$ S14 E28 FEP= S10 E20 N10 W20\$ E20 N14\$. |  |  |  |  |  |  |  |  |  |