LOT 5 BLK C TROY HEIGHTS S/D.

819-2134, 860-2094, 872-2188, 87

BREWIN DAVID THOMAS
15917 SANDBAR LN
GLEN SAINT MARY, FL 32040

2026

09-4S-16-02818-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

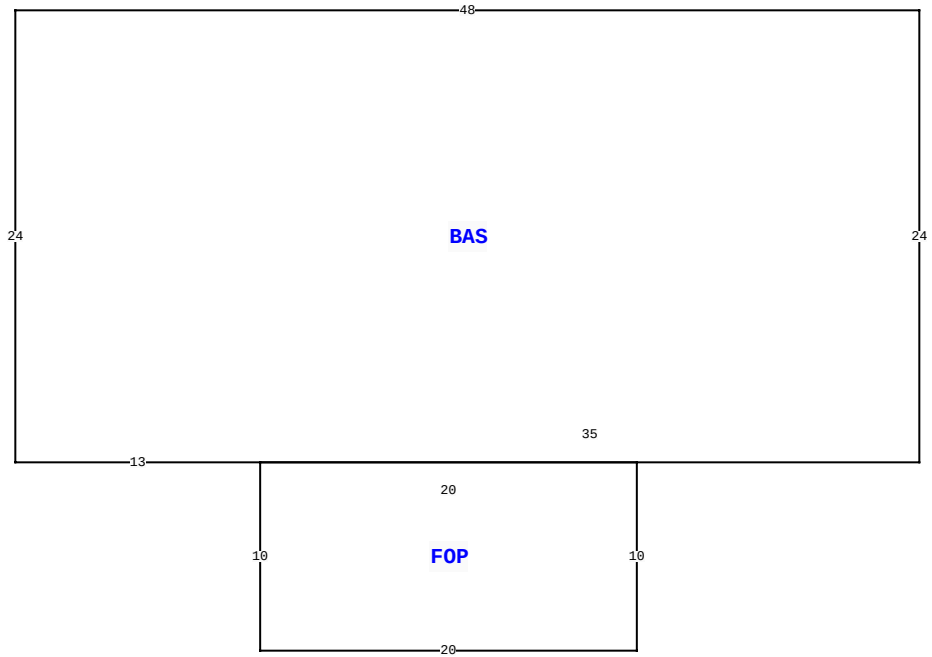
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	30,440
FOP	200	35		70	1,850
TOTALS	1,352			1,222	32,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,222	110.1050	66.06	80,725	1998	1998	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2024 Heated Area: 1152 HX Base Yr



146 SW KAMAN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,290
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	57,790
SOH/AGL Deduction	0
ASSESSED VALUE	57,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,790
TOTAL JUST VALUE	57,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,790

BLDG:1:1: DEST MH

SALE:1:1: AASIGNMENT OF AGR FOR DEED (VACANT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15121	M H	125	02/23/1999
10736	M H	125	02/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/758	9/19/2025	TR	Q	I	01	135,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BREWIN DAVID THOMAS						
1531/36	12/17/2024	TR	U	I	11	100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E13 FOP= S10 E20 N10 W20$ E35 N24$.

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	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 7,000

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		RSF/MH	105.00	434.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.05 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/12/2025 BY SYS