LOT 13 BLK A COLUMBIA ESTATES.
ORB 660-612, WD 831-1510,

BRENNAN JOSEPH J JR/BRENNAN SUSAN T
370 SW TWIG CT
LAKE CITY, FL 32024

2025

10-5S-16-03529-113

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	05	05

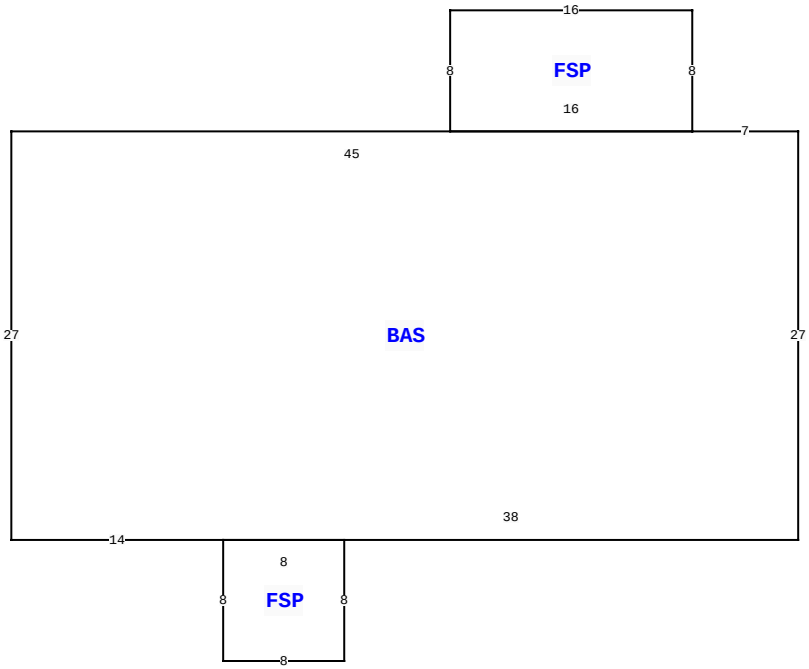
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,054
FSP	64	40		26	723
FSP	128	40		51	1,419
TOTALS	1,596			1,481	41,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,481	115.9000	69.54	102,989	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1404 HX Base Yr 2019



370 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,196
TOTAL MARKET OB/XF VALUE		32,638
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		95,834
SOH/AGL Deduction		30,929
ASSESSED VALUE		64,905
TOTAL EXEMPTION VALUE	HX HB	39,905
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,678

XFOB:1:1: CONCORD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37237	STORAGE	178	09/21/2018
37238	STORAGE	102	09/21/2018
31692	MAINT/ALTR	40	01/15/2014
7751	GARAGE	4,500	11/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/1565	7/22/2016	WD	Q	I	01	57,000
GRANTOR: RAYMOND D JR & JUDY W						
GRANTEE: JOSEPH J JR & SUSAN						
1254/0668	5/01/2013	WD	U	I	37	25,000
GRANTOR: GRACE M MEARS						
GRANTEE: RAYMOND D JR & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N8 W16 S8 E16$ W45 S27 E14 FSP= S8 E8 N8 W8$E38 N27$.

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	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	2007	2007	3	100	10,000	
2	0166	CONC,PAVMT	0	100	0	0	1,018.00	UT	2.00	2.00	50	2007	2007	3	50	1,018	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1987	1987	3	100	1,200	
5	0031	BARN,MT AE	0	100	24	35	840.00	UT	13.00	13.00	100	2018	2018	3	100	10,920	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 32,638

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/10/2019 BY BC Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/14/2025 BY SYS