COMM SW COR OF SE1/4 OF NE1/4, R
667.26 FT FOR POB, CONT E 223.63
223.42 FT, S 240 FT TO POB.

HAWA CHRISTOPHER G/HAWA SONDRA J
242 SW BRANDON GLN
LAKE CITY, FL 32024

2026

11-4S-15-00336-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

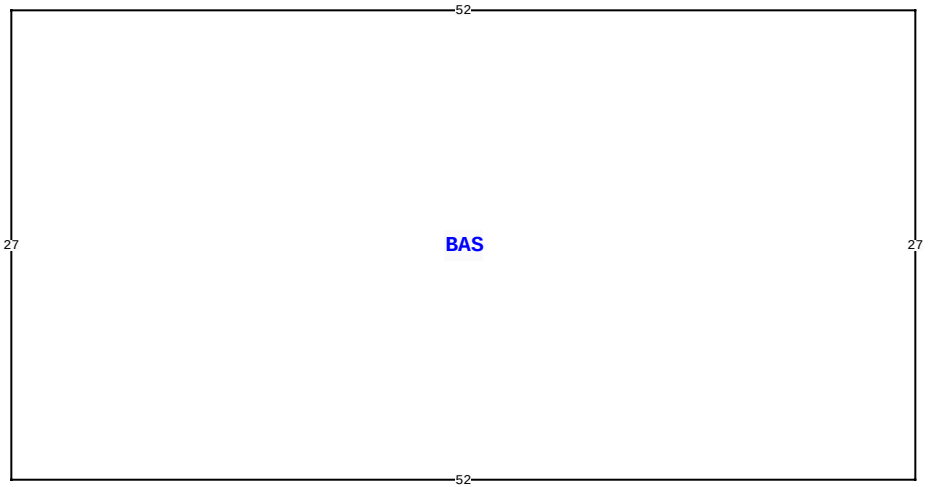
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	118,758
TOTALS	1,404			1,404	118,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	107.07	150,326	2004	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2022 Heated Area: 1404 HX Base Yr 2022



242 SW BRANNON GLN, 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		118,758
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		22,140
TOTAL MARKET VALUE		145,698
SOH/AGL Deduction		27,200
ASSESSED VALUE		118,498
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,776
TOTAL JUST VALUE		145,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21915	M H	340	05/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/1420	5/21/2021	WD	Q	I	01	122,000
GRANTOR: OSGOOD CHERYL						
GRANTEE: HAWA CHRISTOPHER G						
1304/0512	11/06/2015	WD	U	I	12	28,000
GRANTOR: WILMINGTON SAVING FUN						
GRANTEE: CHERYL OSGOOD (A SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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		A-1	0.00	0.00	0.73	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,140							
2	0000	C	VAC RES	100			0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 04/25/2024 BY JB Total Acres: 1.23 Total Land Value: 22,140 Market: 0 Agricultural: 0 Common: 22,140 PRINTED 11/18/2025 BY SYS