COMM SW COR OF SE1/4 OF NE1/4,
RUN N 528 FT, E 890.89 FT FOR
POB, CONT E 223.63 FT, N 240

NICHOLS MICHAEL FRANK
282 SW BRANNON GLN
LAKE CITY, FL 32024

2026

11-4S-15-00336-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

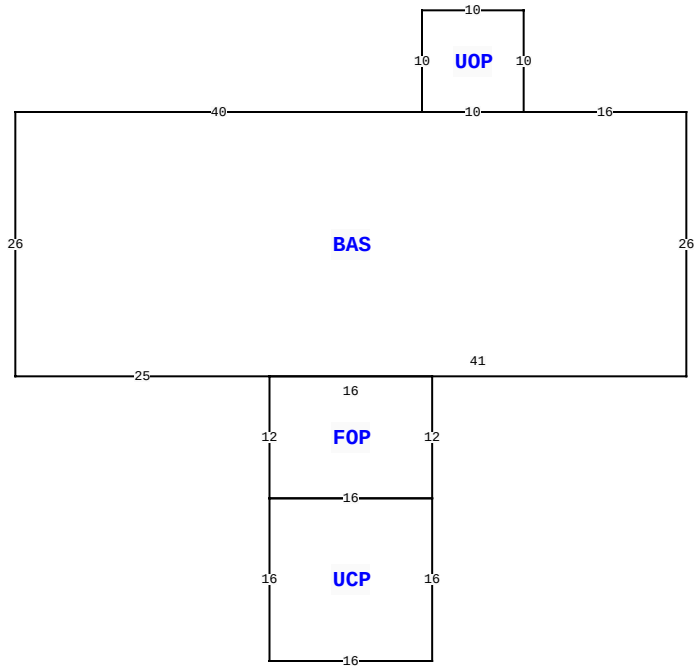
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,716	100		1,716	166,333
FOP	192	35		67	6,495
UCP	256	20		51	4,943
UOP	100	25		25	2,423
TOTALS	2,264			1,859	180,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,859	119.9000	112.71	209,528	2004	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2020 Heated Area: 1716 HX Base Yr 2020



282 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		180,194
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		22,140
TOTAL MARKET VALUE		210,534
SOH/AGL Deduction		99,456
ASSESSED VALUE		111,078
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,356
TOTAL JUST VALUE		210,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39347	ADDN SFR	0	02/25/2020
21963	M H	322	06/11/2004
20537	M H	125	03/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1735	9/13/2019	WD	Q	I	01	114,900
GRANTOR: WENDY S & ADAM M PRIN						
GRANTEE: MICHAEL FRANK NICHO						
1354/1961	2/28/2018	WD	Q	I	01	45,500
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: WENDY S & ADAM M PR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E25 FOP= S12 UCP= S16 E16 N16 W16$ E16 N12 W16$ E41 N26 W16 UOP= N10 W10 S10 E10$ W10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	1.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,140							

REVIEW DATE 03/12/2020 BY BC Total Acres: 1.23 Total Land Value: 22,140 Market: 0 Agricultural: 0 Common: 22,140 PRINTED 11/18/2025 BY SYS