

LOT 4 VELMA PERRY S/D.
871-2557, 892-761, 762, AG 1175-

HERRICK FLOYD BROOKS SR
225 SW CARUSO PL
LAKE CITY, FL 32024

2026

12-4S-15-00347-204

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	2,052	113.5000	112.36	230,563	2023	2023	0	0	3.00	97.00
1 MANUF 2 0% - 2026 Heated Area: 2052 HX Base Yr											
BAS 2026											
TOTALS	2,052		2,052	223,646							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		223,646	
TOTAL MARKET OB/XF VALUE		18,500	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		292,146	
SOH/AGL Deduction		0	
ASSESSED VALUE		292,146	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		292,146	
TOTAL JUST VALUE		292,146	
NCON VALUE		223,646	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,500	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2026	2,052	223,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047907	Mobile Home		08/17/2023
32064	M H	500	06/25/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/2567	7/10/2025	WD	Q	I	01	315,000
GRANTOR: LIEBEL SHELLY						
GRANTEE: HERRICK FLOYD BROOK						
1544/2567	7/10/2025	WD	Q	I	01	315,000
GRANTOR: PERRY VELMA C						
GRANTEE: HERRICK FLOYD BROOK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,600.00	1,600.00	
3	0030	BARN, MT	0	0	0	0	1.00	UT	7,500.00	7,500.00	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,400.00	2,400.00	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2026;ORIG=23,12] E76 S27 W76 N27 \$			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0			0.00	0.00	1.00	LT	1.00