

COMM SW COR OF NW1/4 OF SE1/4, R
E 432.68 FT FOR POB, CONT E 649.
210 FT, W 216.34 FT, S 42.28 FT,

BRANNEN TOMMY R
262 SE DEER ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-017



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	08	WD OR PLY 90	0800	02	540	77.7600	46.66	25,196	1958	1958	0	0	0	60.00	40.00														
Exterior Wall	03	BELOW AVG. 10	1 MOBILE HME 0% - 2023													Heated Area: 540													
Roof Structure	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	02	WINDOW 100																											
Heating Type	03	FORCED AIR 100																											
Bedrooms	1	1 100																											
Bathrooms	1	1 100																											
Stories	1.	1. 100																											
Architectural Units	01	CONV 100																											
Condition Adj	02	02 100																											
Kitchen Adjus	01	01 100																											
Quality	03	03																											
DOR CODE	0200 MOBILE HOME																												
MAP NUM																MKT AREA 04													
NEIGHBORHOOD/LOC	12417.010 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	240	100		240	4,479																								
BAS	300	100		300	5,599																								
TOTALS	540			540	10,078																								
EXTRA FEATURES															262 SE DEER ST, LAKE CITY														
L N	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	0060	CARPORT F	0	0	16	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200													
2	0294	SHED WOOD/	0	0	16	8	1.00	UT	500.00	500.00	50	1993	1993	3	50	250													
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200													
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000													
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800													
TOTAL OB/XF 12,450																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.79	AC		1.00	1.00	1.00	6,500.00	6,500.00	18,135												
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500												
REVIEW DATE 04/04/2023 BY RP Total Acres: 3.79 Total Land Value: 24,635 Market: 0 Agricultural: 0 Common: 24,635 PRINTED 11/18/2025 BY SYS																													

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/28/2025 MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1468/845

6/06/2022

QC

U

I

11

100

GRANTOR: TYRE JOYCE A

GRANTEE: BRANNEN TOMMY R

1467/1297

5/23/2022

QC

U

I

11

100

GRANTOR: BRANNEN LISA ELAINE

GRANTEE: TYRE JOYCE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S30 E10 N30\$ BAS= S30 E8 N30 W8\$.

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[illegible]

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