

COMM NW COR OF SW1/4 OF SE1/4,
RUN S 281.83 FT, E 245.81 FT
FOR POB, CONT E 210 FT, S

BRANTLEY BETTY
148 SE NECTARINE GLN
LAKE CITY, FL 32025

2026

12-4S-17-08332-042



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		04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,242
TOTALS	960			960	26,242

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	
6	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.50	AC	

REVIEW DATE 04/13/2017 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	113.9000	68.34	65,606	1995	1995	0	0	0	60.00	40.00
2 MOBILE HME 100% - 0 Heated Area: 960 HX Base Yr												
16606016 BAS												

TOTAL OB/XF 8,400													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012
6	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012

TOTAL OB/XF 8,400													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.50	AC		1.00	1.00

Total Acres: 1.50 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3			Tax Dist:				
BUILDING MARKET VALUE				26,242			
TOTAL MARKET OB/XF VALUE				8,400			
TOTAL LAND VALUE - MARKET				16,500			
TOTAL MARKET VALUE				51,142			
SOH/AGL Deduction				20,923			
ASSESSED VALUE				30,219			
TOTAL EXEMPTION VALUE				HX HB SX		30,219	
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				51,142			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				51,142			
BLDG:2:1: WEST MH							
XFOB:2:1: HILLCREST MH #S/N 47X2016F							
XFOB:1:1: KINGSWOOD MH (LIVES IN BOTH MH'S AS DW)							
SALE:1:1: LOT 12 UNIT 2 PRICE CREEK INQUIRY MAILED							
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
10479		M H		125		11/20/1995	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/1785		1/15/1991	WD	Q	I		9,000
GRANTOR: LARRY CAUSEY							
GRANTEE: BETTY BRANTLEY							
BUILDING NOTES							

TOTAL OB/XF 8,400													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.50	AC		1.00	1.00

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