AKA LOT 17 BLOCK A DEERHAVEN UNR
OF W1/2 OF SE1/4, RUN N 30 FT TO
WEEKS RD, RUN N 1440 FT FOR POB,

LEVROD GROUP LLC
110 SW STATFORD GLN
LAKE CITY, FL 32024

2026

13-4S-17-08335-016

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
Quality	05	05

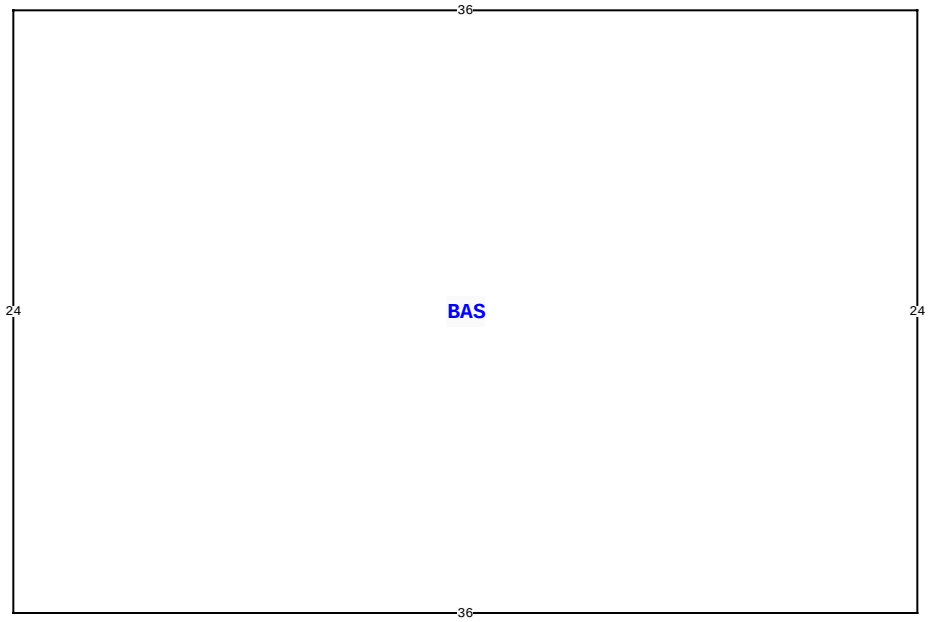
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 13417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	44,384
TOTALS	864			864	44,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	864	113.9000	93.40	80,698	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 864 HX Base Yr



400 SE SULTON LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,384
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	9,900
TOTAL MARKET VALUE	61,284
SOH/AGL Deduction	0
ASSESSED VALUE	61,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,284
TOTAL JUST VALUE	61,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,705

SALE:2:1: LOTS 16 & 17 BLK A DEERHAVEN.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26330	M H	553	10/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/12	12/27/2022	WD	Q	I	01	58,000
GRANTOR: THOMAS BRANDI N						
GRANTEE: LEVROD GROUP LLC						
1262/0295	9/20/2013	WD	U	I	12	55,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: BRANDI N & TOMMY TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		RSF/MH	60.00	284.00	1.00	LT		1.00	1.00	0.90	11,000.00	9,900.00	9,900							

REVIEW DATE 01/26/2023 BY ME Total Acres: 1.04 Total Land Value: 9,900 Market: 0 Agricultural: 0 Common: 9,900 PRINTED 10/02/2025 BY SYS