LOT 6 BLOCK A PERRY PLACE S/D.

771-1124, WD 1011-1766, WD 1177-

SHERRER BRANDEN
271 SE SHARON LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-106

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

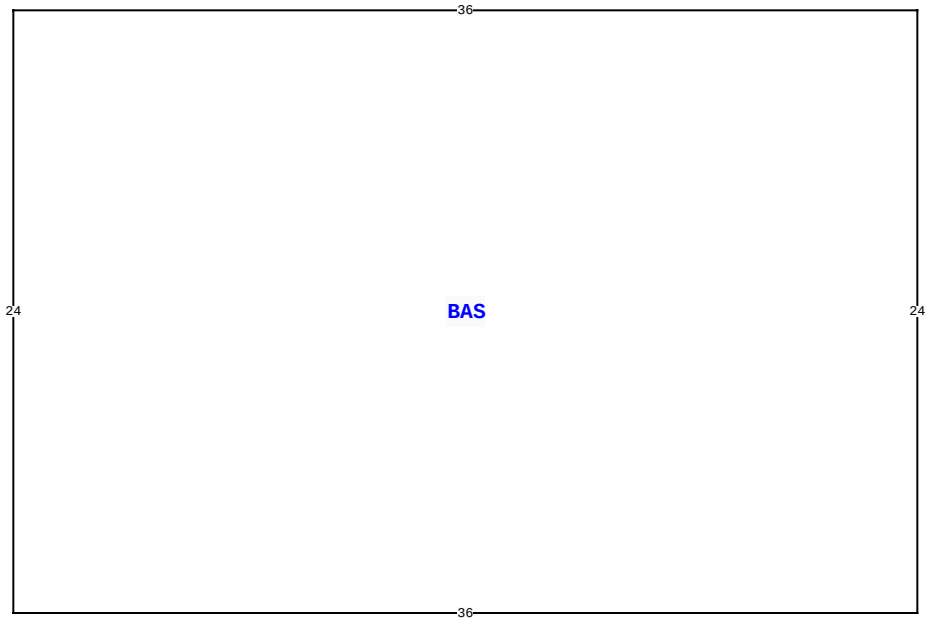
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	50,433
TOTALS	864			864	50,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	864	112.9000	106.13	91,696	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2018 Heated Area: 864 HX Base Yr 2018



271 SE SHARON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		50,433
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		19,125
TOTAL MARKET VALUE		72,958
SOH/AGL Deduction		34,551
ASSESSED VALUE		38,407
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,407
TOTAL JUST VALUE		72,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29901	M H	0	01/26/2012
16369	M H	125	12/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/2704	11/02/2016	PB	U	I	18	0
GRANTOR: COURT ORDER						
GRANTEE: BRANDEN SHERRER						
1177/0458	7/10/2009	WD	Q	I	01	47,500
GRANTOR: JOSEPH N PERSON						
GRANTEE: MARY SHERRER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

EXTRA FEATURES

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	19,125							

REVIEW DATE 04/20/2017 BY BC Total Acres: 1.00 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 11/19/2025 BY SYS