LOT 9 EAGLES RIDGE S/D PHASE 2.
WD 1030-299, QC 1061-2185, WD 11

O'BRIEN BRUCE JOHN/O'BRIEN BRANDI FAYE
349 SE VALERIE CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-509

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

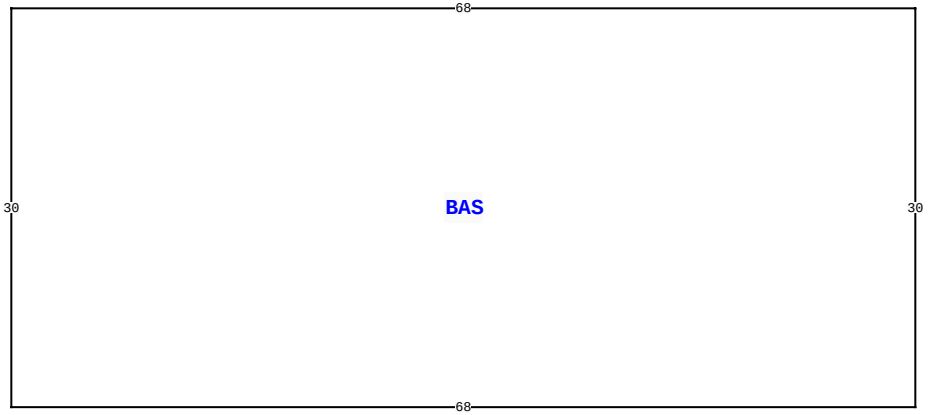
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	133,417
TOTALS	2,040			2,040	133,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,040	113.9000	112.76	230,030	2008	2008	0	0	0	42.00	58.00

1 MANUF 2 0% - 2024 Heated Area: 2040 HX Base Yr



349 SE VALERIE CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,417
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	167,117
SOH/AGL Deduction	0
ASSESSED VALUE	167,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,117
TOTAL JUST VALUE	167,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27656	M H	560	02/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1540/1802	5/16/2025	WD	Q	I	01	235,000
GRANTOR: FLETCHER JEFFREY A						
GRANTEE: O'BRIEN BRUCE JOHN						
1489/676	4/26/2023	WD	Q	I	01	209,900
GRANTOR: CLARY TOM						
GRANTEE: FLETCHER JEFFREY A						

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/25/2025 BY TP Total Acres: 1.12 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/10/2025 BY SYS