LOT 63 VILLAGE WOOD UNIT 3.
437-446, 574-151, 574-153, WD 10

BRENNAN JOHN/BRENNAN CINDI
358 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

15-4S-17-08360-075

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

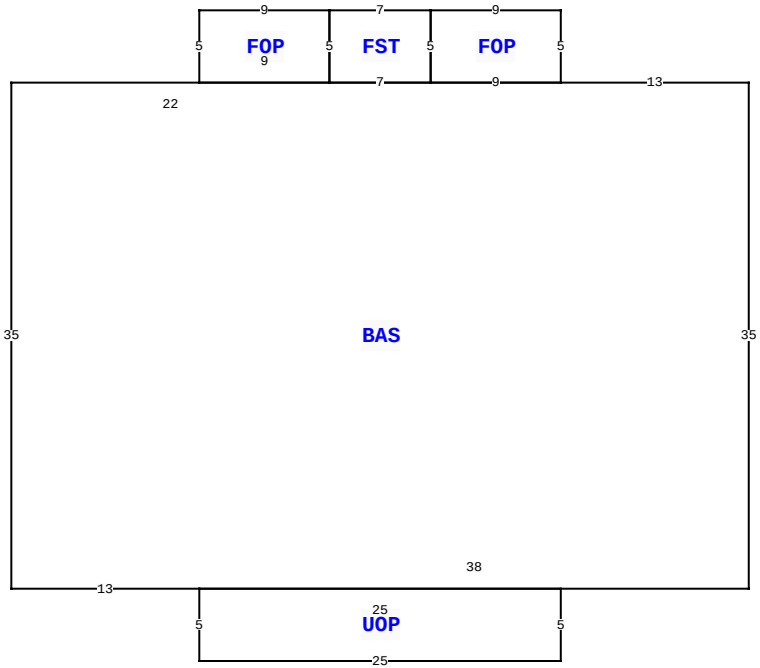
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100		1,785	80,465
FOP	45	30		14	631
FOP	45	30		14	631
FST	35	55		19	856
UOP	125	20		25	1,127
TOTALS	2,035			1,857	83,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,857	104.7060	89.00	165,273	1978	1978	0	0	0	49.35	50.65

1 DUPLEX 0% - 0 Heated Area: 1785 HX Base Yr



305 SE HANOVER PL, 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	83,711
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	105,211
SOH/AGL Deduction	0
ASSESSED VALUE	105,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,211
TOTAL JUST VALUE	105,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,946

BLDG:1:1: MAPLE LANE DUPLEX

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052200	Roof Replacement	10,000	01/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/967	9/21/2023	LE	U	I	14	100
GRANTOR: BRENNAN JOHN						
GRANTEE: BRENNAN JOHN (ENH L						
1235/0507	5/09/2012	CT	U	I	18	20,100
GRANTOR: CLERK OF COURT (LUIS						
GRANTEE: JOHN & CINDI BRENNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N5 W9 S5 E9$ W9 FST= N5 W7 S5 E7$ W7 FOP= N5 W9 S5E9$ W22 S35 E13 UOP= S5 E25 N5 W25$ E38 N35$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/10/2025 BY jerry Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS