

LOTS 1 & 2 BLOCK A BRANDON HEIGH
746-1441, 816-969, 825-1506, WD

KEPNER RONALD L/KEPNER ROBIN L
121 SE BRANDON DRIVE
LAKE CITY, FL 32025

2026

26-4S-17-08749-101



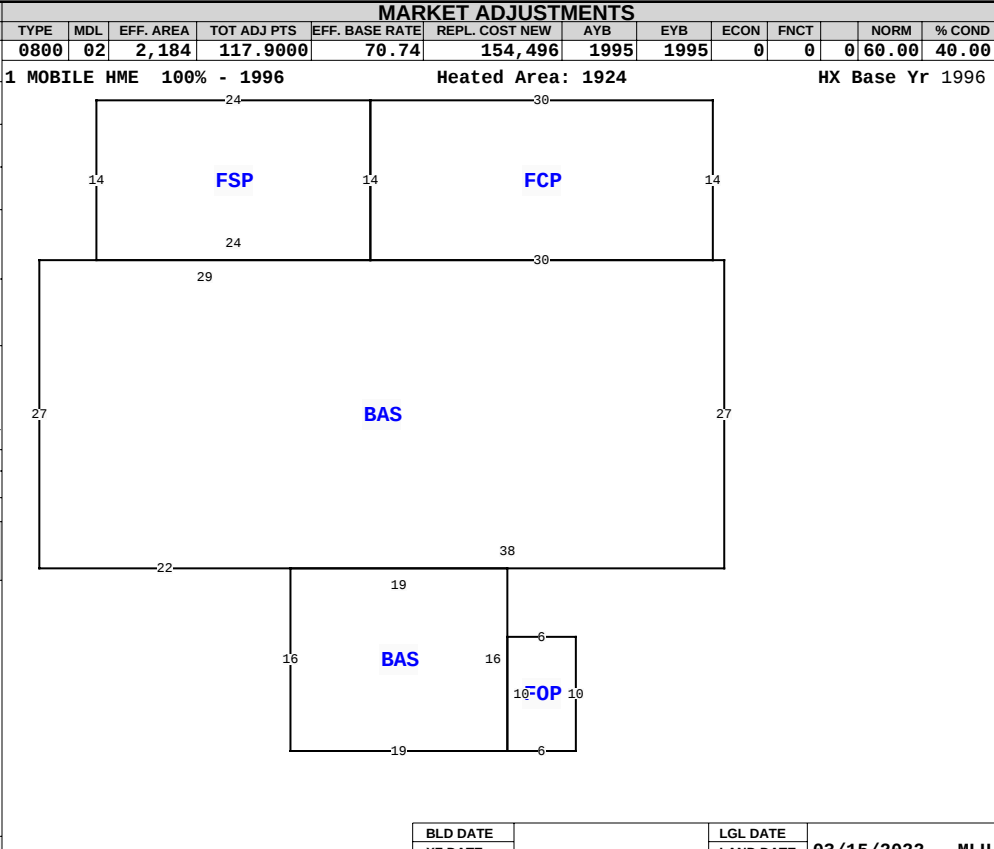
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		02
NEIGHBORHOOD/LOC	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	304	100		304	8,602
BAS	1,620	100		1,620	45,840
FCP	420	25		105	2,971
FOP	60	35		21	594
FSP	336	40		134	3,792
TOTALS	2,740			2,184	61,798

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	14	8	112.00	UT	1.50	1.50
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
7	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00
8	0070	CARPORT UF	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
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.00



121 SE BRANDON DR, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/15/2022 MLU									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		61,798	
TOTAL MARKET OB/XF VALUE		10,568	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		94,866	
SOH/AGL Deduction		25,362	
ASSESSED VALUE		69,504	
TOTAL EXEMPTION VALUE		HX HB DX 49,504	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		94,866	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28502	ADDN SFR	178	04/22/2010
9509	M H	125	03/24/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1536/2395	3/31/2025	WD	Q	I	01
					232,500
GRANTOR: JORDAN NANCY S					
GRANTEE: KEPNER RONALD L					
1193/2049	4/29/2010	WD	U	I	16
GRANTOR: LARRY D & NANCY S JOR					
GRANTEE: LARRY D & NANCY S J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W1 FCP= N14 W30 S14 E30\$ W30 FSP= N14 W24 S14 E24\$ W29 S27 E22 BAS= S16 E19 FOP= E6 N10 W6 S10\$ N16 W19\$ E38 N27\$.									