LOT 3 BLOCK A BRANDON HGTS S/D.
746-1443, 778-54, 850-287, WD 14

TEIGEN EVA/MELOTT JAMES
167 SE BRANDON DR
LAKE CITY, FL 32025

2026

26-4S-17-08749-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

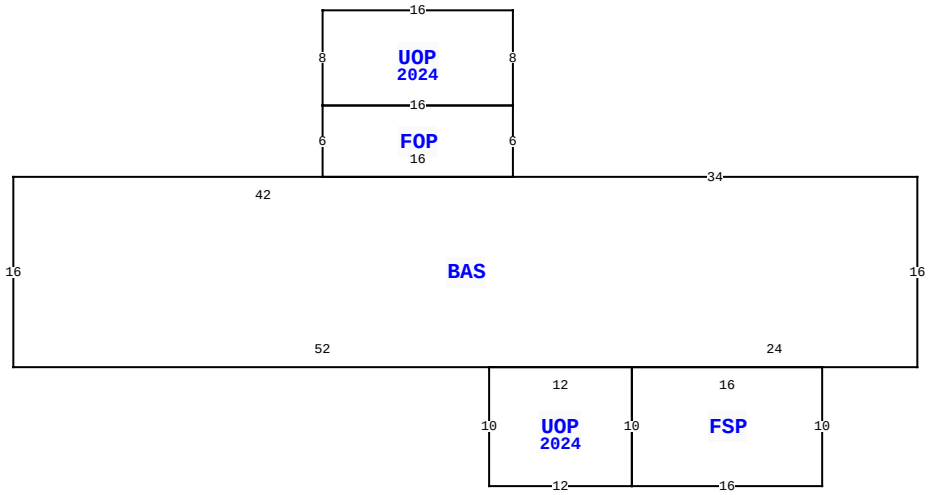
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	58,145
FOP	96	35		34	1,626
FSP	160	40		64	3,060
UOP	120	25	2024	30	1,434
UOP	128	25	2024	32	1,530
TOTALS	1,720			1,376	65,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,376	106.0200	86.94	119,629	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1216 HX Base Yr 2025



167 SE BRANDON DR, LAKE CITY

BLD DATE	11/12/1998 JS	LGL DATE	
XF DATE		LAND DATE	03/15/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,796
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		82,496
SOH/AGL Deduction		0
ASSESSED VALUE		82,496
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		26,774
TOTAL JUST VALUE		82,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046543	Roof Replacement	6,455	02/16/2023
34127	MAINT/ALTR	35	06/09/2016
30847	MAINT/ALTR	30	03/13/2013
11273	M H	125	06/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1871	4/17/2023	WD	Q	I	01	85,900
GRANTOR: OOSTENVELD VICKI						
GRANTEE: TEIGEN EVA						
1422/1873	10/20/2020	WD	Q	I	01	50,000
GRANTOR: SHARRY S LEE						
GRANTEE: VICKI OOSTENVELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 W42 S16 E52 E24 N16 $
FSP=[ORIG=-24,16] S10 E16 N10 W16 $
FOP=[ORIG=-34,0] N6 W16 S6 E16 $
UOP=[YR=2024;ORIG=-34,-14] W16 S8 E16 N8 $
UOP=[YR=2024;ORIG=-24,16] W12 S10 E12 N10 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
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 4,200

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 09/25/2023 BY ME Total Acres: 0.85 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 10/09/2025 BY SYS