

LOT 8 BLOCK A BRANDON HGTS S/D
746-1448, 778-050, 826-1874, 954

GOULET PAUL DANIEL/GOULET MARY DEVIO
1468 SW MAIN BLVD STE 105 #200
LAKE CITY, FL 32025

2026

26-4S-17-08749-108

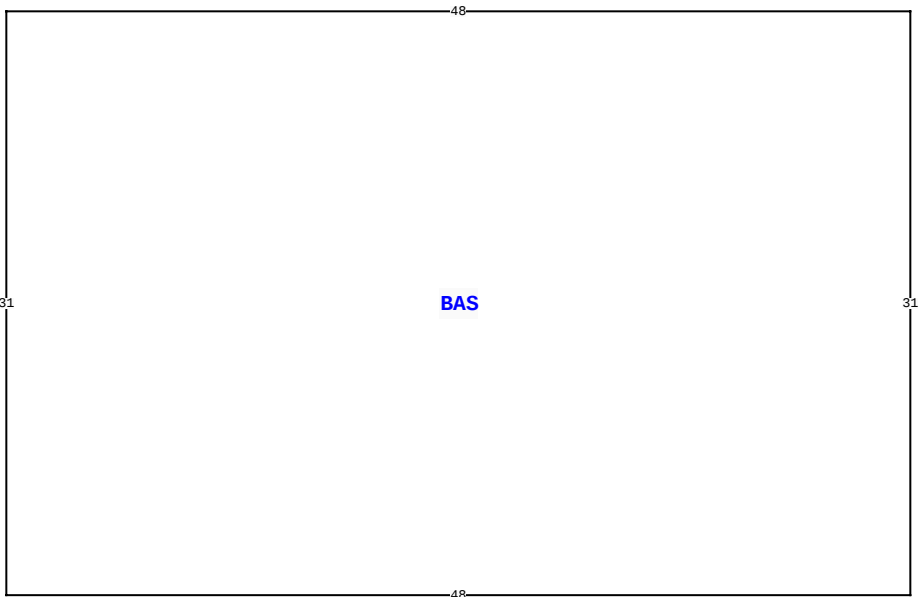


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0200MOBILE 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	1,488	100		1,488	90,703
TOTALS	1,488			1,488	90,703

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,488	117.9000	110.83	164,915	2000	2000	0	0	0	45.00	55.00
1 MANUF 1			100% - 2003	Heated Area: 1488				HX Base Yr 2003				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,703	
TOTAL MARKET OB/XF VALUE		8,775	
TOTAL LAND VALUE - MARKET		15,795	
TOTAL MARKET VALUE		115,273	
SOH/AGL Deduction		51,623	
ASSESSED VALUE		63,650	
TOTAL EXEMPTION VALUE		HX HB DX 43,650	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		115,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21643	GARAGE	80	03/22/2004
19781	M H	125	07/29/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0197	4/13/2011	WD	U	I	11	100
GRANTOR: PAUL DANIEL GOULET & GRANTEE: PAUL DANIEL & MARY						
0954/0324	5/15/2002	WD	Q	V		13,200
GRANTOR: TINA CARTER GRANTEE: PAUL GOULET & MARY						

TOTALS		1,488				1,488		90,703		279 SE BRANDON DR, LAKE CITY					XF DATE				LAND DATE		03/15/2022		MLU	
															INC DATE				AG DATE					
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	0296	SHED METAL		0	100	25	25	625.00		UT	5.00		5.00		100	2004	2004		3	100	3,125			
2	0296	SHED METAL		0	100	8	10	80.00		UT	5.00		5.00		100	2004	2004		3	100	400			
3	9947	Septic		0	100	0	0	1.00		UT	3,000.00		3,000.00		100				3	100	3,000			
4	0060	CARPORT F		0	100	18	20	360.00		UT	5.00		5.00		100	2005	2005		3	100	1,800			
5	0080	DECKING		0	100	0	0	1.00		UT	0.00		0.00		100	2011	2011		3	100	100			
6	0166	CONC, PAVMT		0	100	0	0	1.00		UT	0.00		0.00		100	2011	2011		3	100	50			
7	0080	DECKING		0	100	0	0	1.00		UT	0.00		0.00		100	2011	2011		3	100	300			

LAND DESCRIPTION										TOTAL OB/XF										8,775						
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.17	13,500.00	15,795.00	15,795									