LOT 9 BLOCK A BRANDON HGTS S/D

746-1449, 778-056, 794-2434, 817

SHEPARD STEVEN R
301 SE BRANDON DR
LAKE CITY, FL 32024

2026

26-4S-17-08749-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

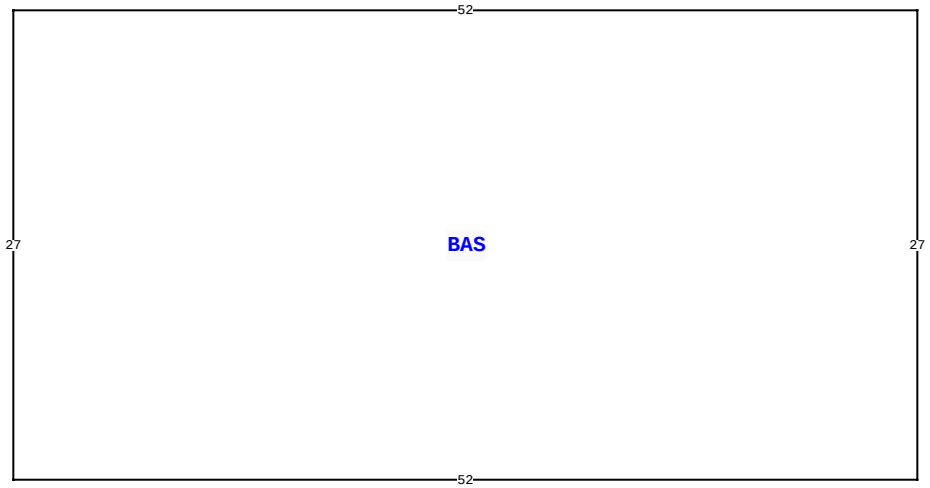
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	1,404	100		1,404	84,131
TOTALS	1,404			1,404	84,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	115.9000	108.95	152,966	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2015 Heated Area: 1404 HX Base Yr 2015



301 SE BRANDON DR, LAKE CITY

BLD DATE		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		84,131
TOTAL MARKET OB/XF VALUE		6,700
TOTAL LAND VALUE - MARKET		15,795
TOTAL MARKET VALUE		106,626
SOH/AGL Deduction		41,215
ASSESSED VALUE		65,411
TOTAL EXEMPTION VALUE	HX HB	40,411
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22522	M H	250	11/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/0757	3/12/2013	WD	Q	I	01	70,000
GRANTOR: CONSTANCE HOUGHTALING						
GRANTEE: STEVEN R SHEPARD						
1244/2329	11/14/2012	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LEO H						
GRANTEE: CONSTANCE HOUGHTALI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0294	SHED WOOD/	0	100	30	30	900.00	UT	5.00	5.00	80	0	0	3	80	3,600	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	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 6,700

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	1.17	13,500.00	15,795.00	15,795							

REVIEW DATE 06/21/2017 BY BC Total Acres: 2.25 Total Land Value: 15,795 Market: 0 Agricultural: 0 Common: 15,795 PRINTED 10/07/2025 BY SYS