LOT 10 BLOCK A BRANDON HGTS SD

746-1450, 778-54, 786-115, 803-2

GOFF WILLIAM N JR/PERCELL JENNIFER R
323 SE BRANDON DR
LAKE CITY, FL 32025

2026

26-4S-17-08749-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

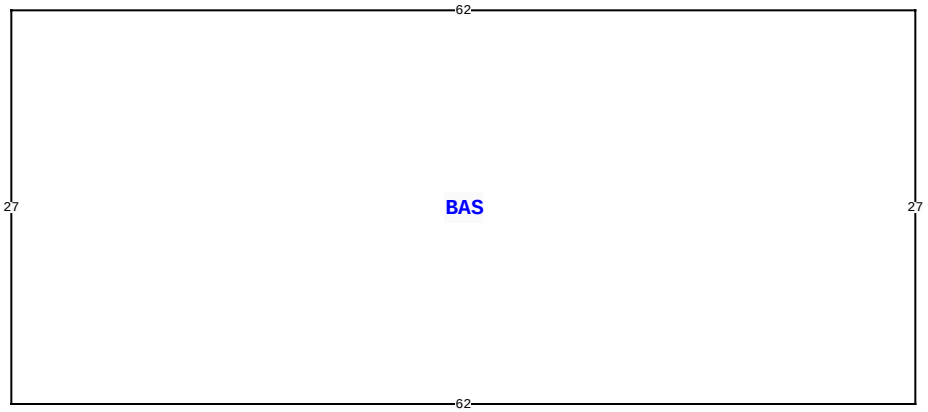
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,674	100		1,674	98,579
TOTALS	1,674			1,674	98,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,674	113.9000	107.07	179,235	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1674 HX Base Yr 2008



323 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		98,579
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		16,875
TOTAL MARKET VALUE		120,054
SOH/AGL Deduction		64,284
ASSESSED VALUE		55,770
TOTAL EXEMPTION VALUE	HX HB VX	35,770
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		120,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,054

XFOB:1:1: SIGNATURE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7158	M H	60	05/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1809	12/18/2024	WD	U	I	11	100
GRANTOR: GOFF WILLIAM						
GRANTEE: GOFF WILLIAM N JR						
1521/927	7/25/2024	QC	U	I	11	100
GRANTOR: GAVIN MARY						
GRANTEE: GOFF WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 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	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	1.25	13,500.00	16,875.00	16,875							

REVIEW DATE 06/21/2017 BY BC Total Acres: 1.53 Total Land Value: 16,875 Market: 0 Agricultural: 0 Common: 16,875 PRINTED 10/07/2025 BY SYS