LOT 13 BLOCK A BRANDON HGTS S/D. CURLIN JARED

746-1453, 778-056, 783-1571 JTWR ,

2026

26-4S-17-08749-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

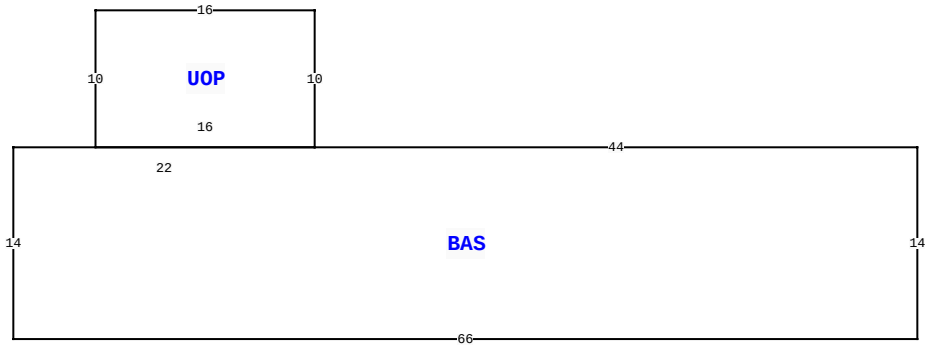
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	924	100		924	24,150
UOP	160	25		40	1,046
TOTALS	1,084			964	25,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	964	108.9000	65.34	62,988	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



391 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	25,195
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	40,695
SOH/AGL Deduction	0
ASSESSED VALUE	40,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,695
TOTAL JUST VALUE	40,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,695

XFOB:3:1: MIRA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7333	M H	60	06/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/2669	11/24/2020	WD	Q	I	01	12,000
GRANTOR: BLAIR SARA MARIE						
GRANTEE: CURLIN JARED						
1286/1678	11/18/2014	WD	U	I	11	100
GRANTOR: MARIE F BLAIR						
GRANTEE: SARA MARIE BLAIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= N10 W16 S10 E16$ W22 S14 E66 N14$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0		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 06/21/2017 BY BC Total Acres: 0.87 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 10/07/2025 BY SYS