

LOT 14 BLOCK A BRANDON HEIGHTS S
746-1454, 778-054, CT 1063-2636.

BESS LAURA ELLEN
415 SE BRANDON DR
LAKE CITY, FL 32025

2026

26-4S-17-08749-114



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		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	03	03
DOR CODE	0200MOBILE 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	29,656
TOTALS	1,216			1,216	29,656

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00
4	0161	3-STRAND B	0	100	0	0	1.00	UT	0.00
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,216	101.6100	60.97	74,140	1998	1998	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2007 Heated Area: 1216 HX Base Yr 2007													
16 76 BAS 76 16													
415 SE BRANDON DR, LAKE CITY													
										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										03/15/2022 MLU			

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	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0161	3-STRAND B	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF													4,800		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00				

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										29,656				
TOTAL MARKET OB/XF VALUE										4,800				
TOTAL LAND VALUE - MARKET										12,500				
TOTAL MARKET VALUE										46,956				
SOH/AGL Deduction										10,637				
ASSESSED VALUE										36,319				
TOTAL EXEMPTION VALUE										HX HB SX 36,319				
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										46,956				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										46,956				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041601	Roof Replacement	8,077	03/26/2021
19509	M H	125	05/03/2002
12054	M H	125	01/17/1997
10880	M H	125	03/12/1996
8454	M H	125	06/06/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1100/2416	10/30/2006	WD	Q	I		55,000	
GRANTOR: GERALD E CORBETT & WA							
GRANTEE: LAURA ELLEN BESS							
1075/0049	2/22/2006	WD	Q	V		24,000	
GRANTOR: LENVIL DICKS							
GRANTEE: GERAL CORBETT AND W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS= W76 S16 E76 N16\$.