LOT 1 BLOCK B BRANDON HGTS S/D.
746-1455, 778-050, 821-1885, 883

LITTLE RUSSELL/LITTLE BARBARA
10437 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

26-4S-17-08749-121

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 100
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

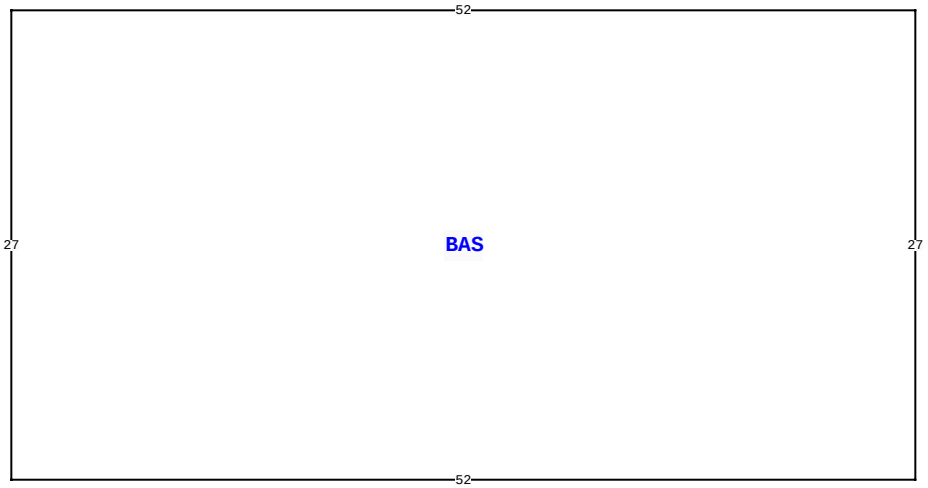
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	40,772
TOTALS	1,404			1,404	40,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	121.0000	72.60	101,930	1992	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



214 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	40,772
TOTAL MARKET OB/XF VALUE	4,590
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	57,862
SOH/AGL Deduction	0
ASSESSED VALUE	57,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,862
TOTAL JUST VALUE	57,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29268	M H	537	03/24/2011
19103	M H	125	01/08/2002
18623	M H	125	08/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1587	8/01/2025	LE	U	I	14	100
GRANTOR: LITTLE RUSSELL (ENH L						
GRANTEE: RATILIFF LORI (RMDR						
1335/0261	4/11/2017	WD	Q	I	01	50,000
GRANTOR: JAY S DAVIS						
GRANTEE: RUSSELL & BARBARA L						

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	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	30	2005	2005	3	30	90	
2	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,590

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: 0.60 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 10/07/2025 BY SYS