LOT 8 BLOCK B BRANDON HGTS S/D.
746-1462, 778-054, 864-2156, PB

BEAVER CHRISTOPHER ALLAN
169 SE TOM BULLOCK PL
LAKE CITY, FL 32025

2026

26-4S-17-08749-128

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

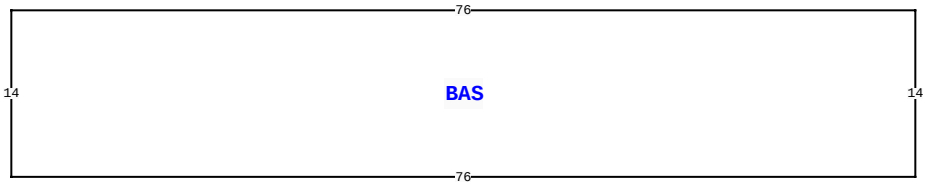
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	28,856
TOTALS	1,064			1,064	28,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	113.0000	67.80	72,139	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1064 HX Base Yr



169 SE TOM BULLOCK PL, LAKE CITY

BLD DATE	11/05/1998	JS	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	28,856
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	44,356
SOH/AGL Deduction	0
ASSESSED VALUE	44,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,356
TOTAL JUST VALUE	44,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050467	Roof Replacement	7,000	07/30/2024
11134	M H	125	05/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2337	5/29/2025	WD	Q	I	01	136,500
GRANTOR: NEIGHBOR HOLDINGS, LL						
GRANTEE: BEAVER CHRISTOPHER						
1539/998	5/01/2025	WD	U	I	11	100
GRANTOR: DOUGLAS SYLVIA						
GRANTEE: NEIGHBOR HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 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 09/20/2024 BY ME Total Acres: 0.50 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 10/07/2025 BY SYS