LOT 1 BLOCK C BRANDON HGTS S/D.
746-1470, 778-50, 821-977, 856-1

MCKEE TAYLOR NICOLE
124 SE BRANDON DR
LAKE CITY, FL 32025

2026

26-4S-17-08749-151

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

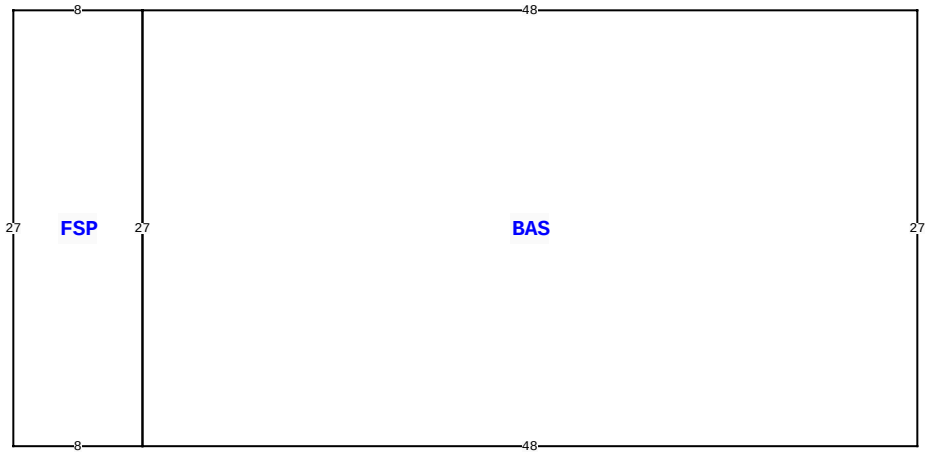
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	98,990
FSP	216	40		86	6,569
TOTALS	1,512			1,382	105,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,382	118.7000	117.51	162,399	1999	2010	0	0	0	35.00	65.00

1 MANUF 2 0% - 2024 Heated Area: 1296 HX Base Yr



124 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	105,559
TOTAL MARKET OB/XF VALUE	3,550
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	121,609
SOH/AGL Deduction	0
ASSESSED VALUE	121,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,609
TOTAL JUST VALUE	121,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,481

PRCL:0:15: HX. GM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13897	M H	125	04/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1044	9/21/2023	WD	U	I	11	100
GRANTOR: RIMES LESSIE M						
GRANTEE: MCKEE TAYLOR NICOLE						
1498/2307	8/29/2023	WD	Q	I	01	164,000
GRANTOR: LES-QUE ONE, INC						
GRANTEE: MCKEE TAYLOR NICOLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FSP= W8 S27 E8 N27$S27 E48 N27$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	25	2005	2005	3	25	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,550

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 10/16/2023 BY TP Total Acres: 0.57 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 10/06/2025 BY SYS