COMM AT SE COR OF SEC, RUN N
1330.21 FT, TO THE SE COR OF
THE NE1/4 OF THE SE1/4, THENCE

WITT BRONSON ELI/WITT ANGELA L
1240 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2026

26-5S-17-09400-007

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	05

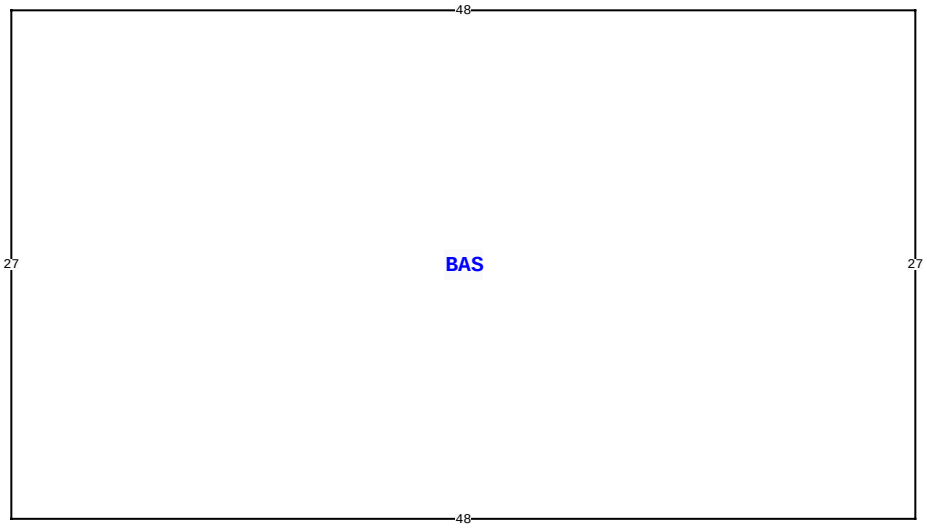
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	79,000
TOTALS	1,296			1,296	79,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	117.9000	110.83	143,636	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1296 HX Base Yr 2020



1240 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,000
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		14,140
TOTAL MARKET VALUE		100,140
SOH/AGL Deduction		25,297
ASSESSED VALUE		74,843
TOTAL EXEMPTION VALUE	HX HB	49,843
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048891	Roof Replacement	5,500	12/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0536	1/25/2018	WD	U	I	11	100

GRANTOR: ROBERT L WITT & BRONS

GRANTEE: BRONSON ELI & ANGEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							

REVIEW DATE 01/04/2024 BY JS Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 10/03/2025 BY SYS