

FRECHETTE DEVIN
1082 NW BROWN RD
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Stories

1.
1.
100

Architectual Units
Condition Adj
Kitchen Adjus

01
02
01

CONV 100
0 100
02 100
01 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC28316.0201.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,8361001,83645,966

UOP1042526651

TOTALS1,9401,86246,617

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10166CONC, PAVMT00789702.00UT1.401.40100199319933100983

20120CLFENCE 400001.00UT0.000.00100199319933100800

39945Well/Sept00007,000.007,000.0010031007,000

40210GARAGE U00001.00UT0.000.001001995199531001,000

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

10200CMBL HM0RSF-1128.00202.001.00LT1.001.001.0018,500.0018,500.0018,500

REVIEW DATE09/06/2018BY KRTotal Acres: 0.59Total Land Value: 18,500Market: 0Agricultural: 0Common: 18,500PRINTED 10/02/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0800021,862104.310062.59116,543199819970060.0040.00

2 MOBILE HME0% - 0Heated Area: 1836HX Base Yr

BAS

UOP

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE46,617

TOTAL MARKET OB/XF VALUE9,783

TOTAL LAND VALUE - MARKET18,500

TOTAL MARKET VALUE74,900

SOH/AGL Deduction6,538

ASSESSED VALUE68,362

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE68,362

TOTAL JUST VALUE74,900

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE74,900

PERMIT NUMDESCRIPTIONAMTISSUED

13213MH12510/22/1997

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1547/12568/04/2025WDQI01160,000

GRANTOR: AJH HOMES, LLC

GRANTEE: FRECHETTE DEVIN

1312/15873/30/2016WDUI11100

GRANTOR: DANIEL MANN

GRANTEE: AJH HOMES, LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E47 UOP= S13 E8 N13 W8\$ E21 N27\$.