COMM AT NW COR OF SEC, RUN E 665
FT TO S R/W CR 242 FOR POB, RUN
325.45 FT, W 665.46 FT, N 329.09

BRECKENRIDGE DONALD LEE JR/BRECKENRIDGE STACY HINE
1304 SW COUNTY ROAD 242-A
LAKE CITY, FL 32025

2026

29-4S-17-08857-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

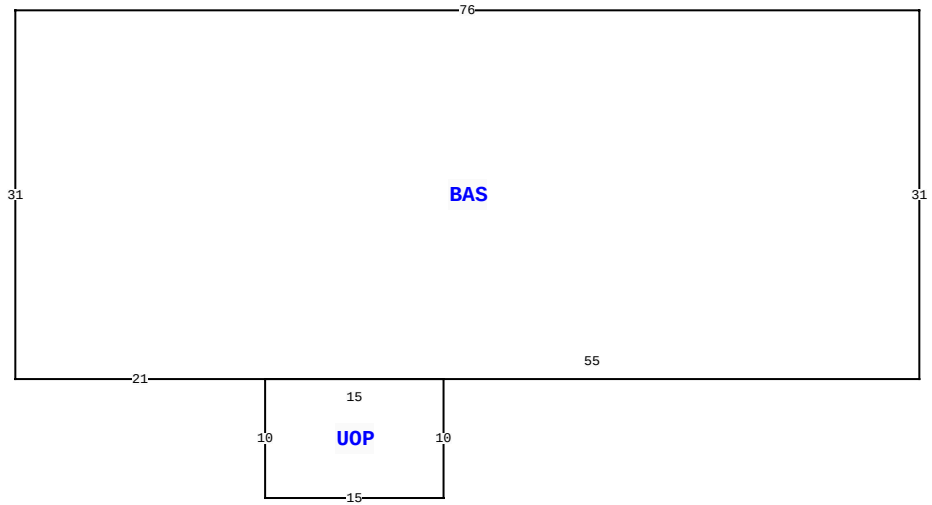
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	29417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	163,967
UOP	150	25		38	2,645
TOTALS	2,506			2,394	166,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,394	113.9000	107.07	256,326	2011	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2011 Heated Area: 2356 HX Base Yr 2011



1304 SW COUNTY ROAD 242A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,612
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		230,312
SOH/AGL Deduction		98,692
ASSESSED VALUE		131,620
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,898
TOTAL JUST VALUE		230,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051877	Roof Replacement	4,989	12/18/2024
28805	M H	421	08/24/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/0194	2/01/2011	WD	U	I	30	100
GRANTOR: DONALD LEE BRECKENRID						
GRANTEE: DONALD LEE BRECKENR						
1198/2772	1/08/2010	WD	U	V	16	100
GRANTOR: JOSEPH A TICE & ETAL						
GRANTEE: DONALD LEE BRECKENR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E21 UOP= S10 E15 N10 W15$ E55 N31$.

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	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	5,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 13,700

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/26/2017 BY BC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS