LOT 6 BLOCK A BRENT HEIGHTS S/D.
746-1491, 778-049, 822-1715, 835

GASKINS ALIDA JERRY
539 SE BRANDON DR
LAKE CITY, FL 32025

2026

35-4S-17-09033-106

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

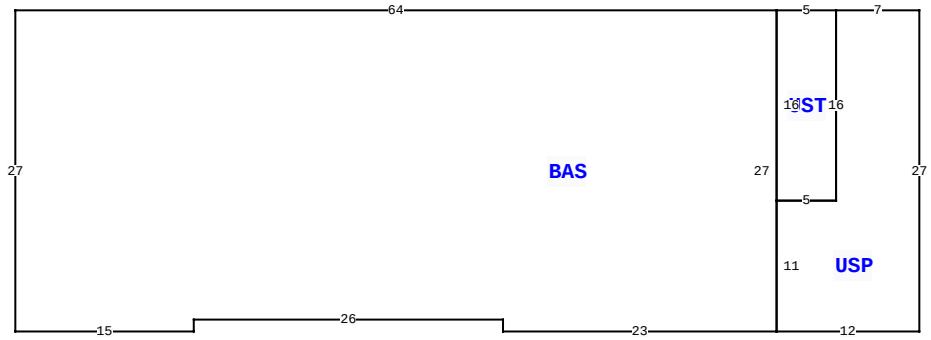
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100		1,702	103,748
USP	244	35		85	5,182
UST	80	45		36	2,195
TOTALS	2,026			1,823	111,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,823	117.9000	110.83	202,043	1991	1991	0	0	0	45.00	55.00

5 MANUF 1 100% - 2008 Heated Area: 1702 HX Base Yr 2008



539 SE BRANDON DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,124
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		13,500
TOTAL MARKET VALUE		128,324
SOH/AGL Deduction		80,644
ASSESSED VALUE		47,680
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,680
TOTAL JUST VALUE		128,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,324

BLDG:1:1: CYPR MH: (RP'D IN ALIDA JERRY'S NAME)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046378	Remodel	22,000	05/01/2023
30368	M H	375	09/13/2012
25723	M H	275	04/13/2007
22099	M H	250	07/16/2004
20343	M H	125	01/23/2003
15479	M H	125	05/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1415/2474	7/27/2020	QC	U	I	11	100
GRANTOR: DAVID DEAN GASKINS						
GRANTEE: ALIDA SHEPPARD GASK						
0854/0481	12/01/1997	WD	Q	V		10,000
GRANTOR: LENVIL DICKS						
GRANTEE: ALIDA JERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E15 N1 E26 S1 E23 USP= E12 N27 W7 UST= W5 S16 E5 N16$ S16 W5 S11$ 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	13,500.00	13,500.00	13,500							

REVIEW DATE 02/09/2023 BY TW Total Acres: 0.66 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/18/2025 BY SYS