LOT 8 BLOCK B BRENT HEIGHTS S/D.
746-1499, 778-049, 801-1440, QC

FLORIDA HOLDINGS TRUST
P O BOX 88
LAKE CITY, FL 32056

2026

35-4S-17-09033-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

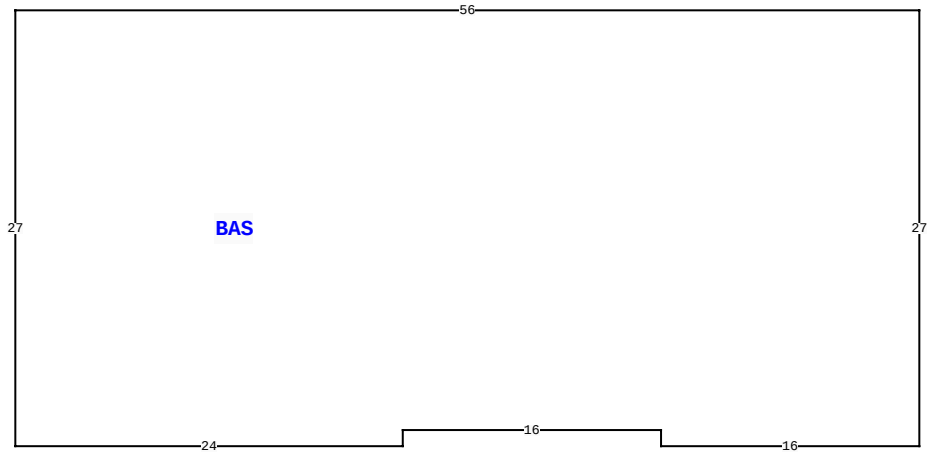
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,496	100		1,496	38,848
TOTALS	1,496			1,496	38,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,496	108.2050	64.92	97,120	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1496 HX Base Yr



498 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	38,848
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	55,748
SOH/AGL Deduction	0
ASSESSED VALUE	55,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,748
TOTAL JUST VALUE	55,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8574	M H	125	07/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2309	1/27/2024	WD	U	I	11	100
GRANTOR: BIEHL KARL E						
GRANTEE: FLORIDA HOLDINGS TR						
1439/2580	6/14/2021	QC	U	I	11	100
GRANTOR: BIEHL KARL E						
GRANTEE: BIEHL KARL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E24 N1 E16 S1 E16 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	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	13,500.00	13,500.00	13,500							

REVIEW DATE 07/11/2017 BY DF Total Acres: 0.59 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 10/03/2025 BY SYS