LOT 8 BLOCK C BRENT HEIGHTS S/D.
746-1513, 778-049, 855-2609, CT

BREHENY BRIAN
570 SE BRANDON DR
LAKE CITY, FL 32025

2026

35-4S-17-09033-148

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
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	05	05

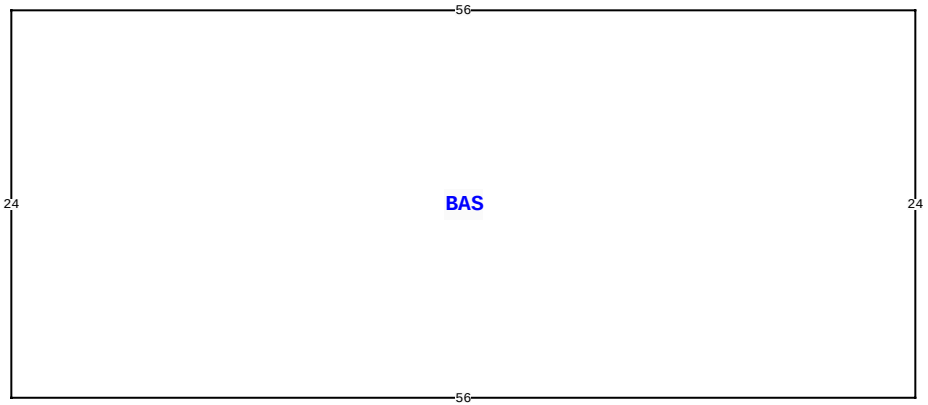
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	70,313
TOTALS	1,344			1,344	70,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,344	116.0000	95.12	127,841	1984	1985	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1344 HX Base Yr



570 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	70,313
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	86,813
SOH/AGL Deduction	41,600
ASSESSED VALUE	45,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,213
TOTAL JUST VALUE	86,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19291	RECONNECT	50	03/01/2002
7904	M H	100	12/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/891	7/15/2025	WD	Q	I	01	123,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: BREHENY BRIAN						
1382/2644	4/18/2019	QC	U	I	11	29,500
GRANTOR: JASON & MARRLA SMITH						
GRANTEE: SUWANNEE VALLEY PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

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	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 3,000

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	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 07/12/2107 BY DF Total Acres: 0.55 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/19/2025 BY SYS