LOT 9 BLOCK C BRENT HEIGHTS S/D.
746-1514, 778-55, WD 1111-2781,

WOODRIFF ROGER LEE
22247 109TH DRIVE
O'BRIEN, FL 32071

2026

35-4S-17-09033-149

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

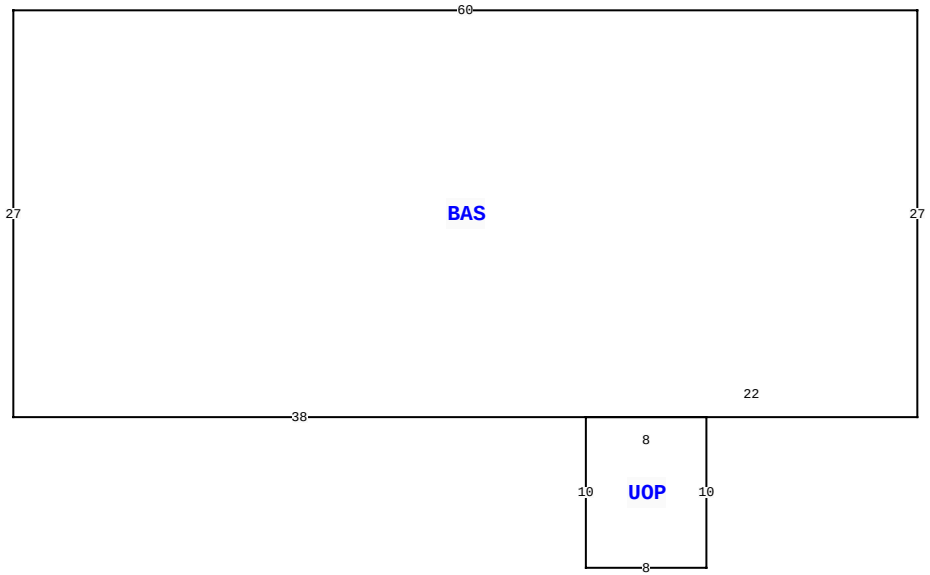
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	100,603
UOP	80	25		20	1,242
TOTALS	1,700			1,640	101,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,640	113.9000	107.07	175,595	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 0% - 2024 Heated Area: 1620 HX Base Yr



145 SE BRITT PL, 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	101,845
TOTAL MARKET OB/XF VALUE	3,100
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	118,445
SOH/AGL Deduction	0
ASSESSED VALUE	118,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,445
TOTAL JUST VALUE	118,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27710	M H	0	03/25/2009
10327	M H	125	10/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1638	1/17/2023	WD	U	I	12	82,400
GRANTOR: M&T BANK						
GRANTEE: WOODRIFF ROGER LEE						
1476/2466	9/21/2022	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: M&T BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E38 UOP= S10 E8 N10 W8$ E22 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
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 3,100

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 02/27/2023 BY ME Total Acres: 0.53 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/19/2025 BY SYS