

LOT 10 RIVERS MANOR S/D UNIT 1.  
699-437, 701-251, 725-501, 771-1

WILLIAMS BRANDON D  
495 SW MEADOW TER  
LAKE CITY, FL 32024

**2026**

01-5S-16-03401-110  
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	01
NEIGHBORHOOD/LOC	1516.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
FSP	286	40	
UST	192	45	
TOTALS	1,918		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2023								
				Heated Area: 1440							
					HX Base Yr						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				47,901	
TOTAL MARKET OB/XF VALUE				10,028	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				112,929	
SOH/AGL Deduction				8,124	
ASSESSED VALUE				104,805	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				104,805	
TOTAL JUST VALUE				112,929	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				105,646	
SALE:4:1: INCLUDED WELL & SEPTIC TANK					
SALE:3:1: CONTRACT FOR DEED					
SALE:2:1: REPO					
SALE:1:1: LOT 10 RIVERS MANOR UNIT 1					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1918	5/19/2022	WD	U	I	11	100
GRANTOR: MYER RONALD D						
GRANTEE: WILLIAMS BRANDON D						
1435/33	4/14/2021	LE	U	I	14	100
GRANTOR: MYER RONALD D						
GRANTEE: MYER RONALD D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	GARAGE U	0	0	24	24	576.00	UT	3.00	3.00	100
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												10,028			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/22/2026	MLU		
1152 SW LITTLE RD, LAKE CITY															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W25 FSP= N13 W22 S13 E22\$ W35 S24 E60 UST= E8 N24 W8 S24\$ N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												10,028			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000										