

COMM AT SE COR OF SW1/4 OF SE1/4
W 330.74 FT, N 662.92 FT FOR POB
N 662.92 FT, E 329.10 FT, S 663.

TRUESDALE JUSTIN T
669 SW BRIM ST
LAKE CITY, FL 32024

2026

07-4S-16-02807-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	
TOTALS	1,040		73,914

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2026							
				Heated Area:	1040			HX Base Yr			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		73,914	
TOTAL MARKET OB/XF VALUE		7,300	
TOTAL LAND VALUE - MARKET		60,240	
TOTAL MARKET VALUE		141,454	
SOH/AGL Deduction		0	
ASSESSED VALUE		141,454	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		141,454	
TOTAL JUST VALUE		141,454	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30230	M H	468	06/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1674	2/28/2025	WD	Q	I	01	210,000

GRANTOR: BENZ NATHANIEL
 GRANTEE: TRUESDALE JUSTIN T
 1308/2776 1/28/2016 WD U I 30 100
 GRANTOR: JENNIFER N WATSON
 GRANTEE: NATHANIEL BENZ

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2019
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2019

TOTAL OB/XF												7,300			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/22/2026	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 S26 E40 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							