

LOT 5 BLK C TROY HEIGHTS S/D.
819-2134, 860-2094, 872-2188, 87

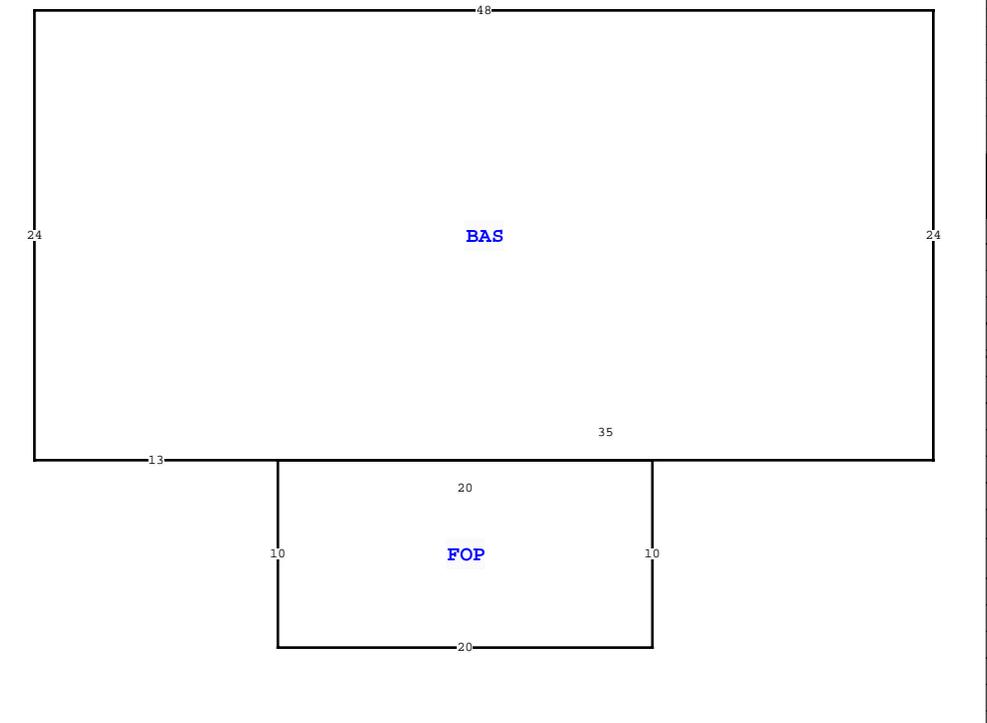
BREWIN DAVID THOMAS
15917 SANDBAR LN
GLEN SAINT MARY, FL 32040

2026

09-4S-16-02818-135

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN 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
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0200	02	1,222	117.9000	95.50	116,701	1998	2010	0	0	0	35.00	65.00		
3 MANUF 1 0% - 2026 Heated Area: 1152 HX Base Yr														



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	9416.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	71,510
FOP	200	35		70	4,345
TOTALS	1,352			1,222	75,856

146 SW KAMAN DR, LAKE CITY

BLD DATE	LGL DATE	04/21/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																	
L N	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION																								
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		RSF/MBL	05.00	434.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		75,856	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		101,356	
SOH/AGL Deduction		0	
ASSESSED VALUE		101,356	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		101,356	
TOTAL JUST VALUE		101,356	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		57,790	
BLDG:1:1: DEST MH			
SALE:1:1: AASIGNMENT OF AGR FOR DEED (VACANT)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15121	M H	125	02/23/1999
10736	M H	125	02/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/758	9/19/2025	TR Q	I	01		135,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BREWIN DAVID THOMAS						
1531/36	12/17/2024	TR U	I	11		100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S24 E13 FOP= S10 E20 N10 W20\$ E35 N24\$.													