

COMM SW COR OF SE1/4 OF NE1/4, R
667.26 FT FOR POB, CONT E 223.63
223.42 FT, S 240 FT TO POB.

HAWA CHRISTOPHER G/HAWA SONDR A J
242 SW BRANDON GLN
LAKE CITY, FL 32024

2026

11-4S-15-00336-012



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	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	11415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404 118,758

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100% - 2022																				
Heated Area: 1404						HX Base Yr 2022																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/07/2025		MLU
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			04/07/2025		MLU																		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			118,758
TOTAL MARKET OB/XF VALUE			4,800
TOTAL LAND VALUE - MARKET			22,140
TOTAL MARKET VALUE			145,698
SOH/AGL Deduction			27,545
ASSESSED VALUE			118,153
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			66,742
TOTAL JUST VALUE			145,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21915	M H	340	05/27/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1420	5/21/2021	WD	Q	I	01	122,000
GRANTOR: OSGOOD CHERYL						
GRANTEE: HAWA CHRISTOPHER G						
1304/0512	11/06/2015	WD	U	I	12	28,000
GRANTOR: WILMINGTON SAVING FUN						
GRANTEE: CHERYL OSGOOD (A SI						

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	0070	CARPORT UF	0	100	0	0			0.00	100	2016	2016	3	100	400	
2	0296	SHED METAL	0	100	0	0			0.00	100	2016	2016	3	100	400	
3	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0			1,000.00	100	2025	2024		100	1,000	
TOTAL OB/XF 4,800																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											

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	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	100		A-1	0.00	0.00	0.73	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,140							
2	0000	C	VAC RES	100			0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							