

COMM SW COR OF SE1/4 OF NE1/4,
 RUN N 528 FT, E 890.89 FT FOR
 POB, CONT E 223.63 FT, N 240

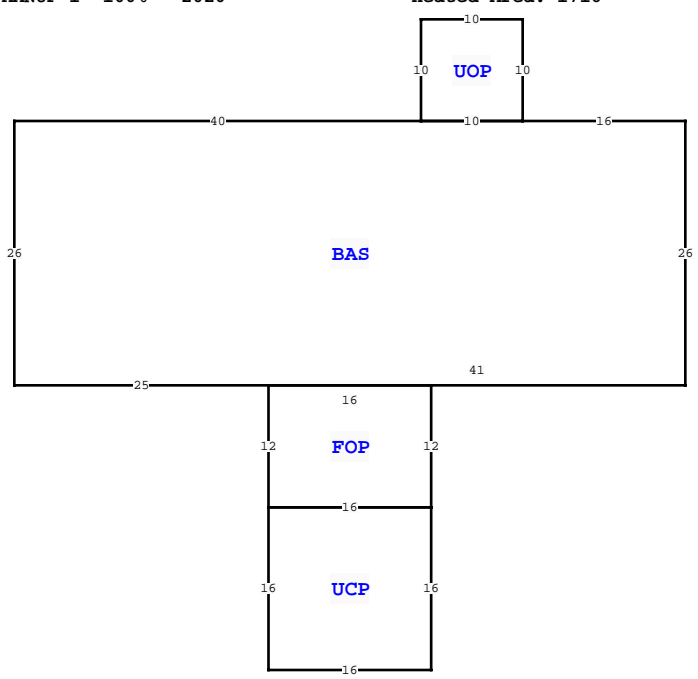
NICHOLS MICHAEL FRANK
 282 SW BRANNON GLN
 LAKE CITY, FL 32024

2026

11-4S-15-00336-013

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	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	11415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,716	100	
FOP	192	35	
UCP	256	20	
UOP	100	25	
TOTALS	2,264		
			1,859
			180,194

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2020			Heated Area: 1716				HX Base Yr 2020		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			180,194
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			24,600
TOTAL MARKET VALUE			212,994
SOH/AGL Deduction			102,239
ASSESSED VALUE			110,755
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			59,344
TOTAL JUST VALUE			212,994
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39347	ADDN SFR	0	02/25/2020
21963	M H	322	06/11/2004
20537	M H	125	03/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1735	9/13/2019	WD Q	Q	I	01	114,900
GRANTOR: WENDY S & ADAM M PRIN						
GRANTEE: MICHAEL FRANK NICHOLS						
1354/1961	2/28/2018	WD Q	Q	I	01	45,500
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: WENDY S & ADAM M PRIN						

EXTRA FEATURES														282 SW BRANNON GLN, LAKE CITY			
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W40 S26 E25 FOP= S12 UCP= S16 E16 N16 W16\$ E16 N12 W16\$ E41 N26 W16 UOP= N10 W10 S10 E10\$ W10\$.			

LAND DESCRIPTION										TOTAL OB/XF										8,200				
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	1.23	AC		1.00	1.00	1.00	20,000.00	20,000.00	24,600							