COMM SW COR OF NW1/4 OF SE1/4, R
E 432.68 FT FOR POB, CONT E 649.
210 FT, W 216.34 FT, S 42.28 FT,

BRANNEN TOMMY R
262 SE DEER ST
LAKE CITY, FL 32025

2027

12-4S-17-08332-017

BUILDING CHARACTERISTICS

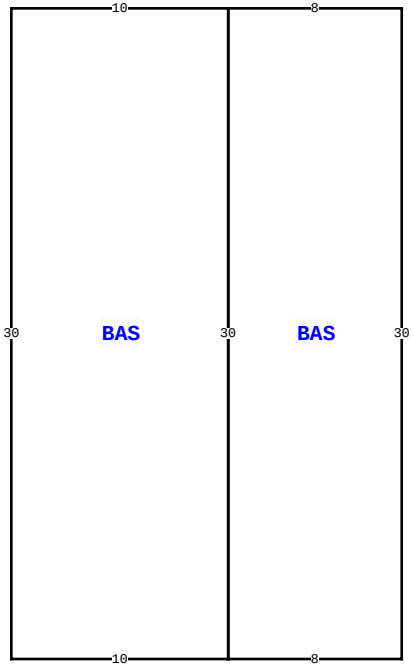
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	4,479
BAS	300	100		300	5,599
TOTALS	540			540	10,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	540	77.7600	46.66	25,196	1958	1958	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 540 HX Base Yr



262 SE DEER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0060	CARPORT F	0	0	16	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	0	16	8	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,497
TOTAL MARKET OB/XF VALUE	12,450
TOTAL LAND VALUE - MARKET	24,635
TOTAL MARKET VALUE	94,582
SOH/AGL Deduction	0
ASSESSED VALUE	94,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,582
TOTAL JUST VALUE	94,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,038

BLDG:2:1: DETRO MH

XFOB:1:1: DETRO (27' X 8')

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046196	Mobile Home		01/03/2023
28297	M H	325	12/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/845	6/06/2022	QC	U	I	11	100
GRANTOR: TYRE JOYCE A						
GRANTEE: BRANNEN TOMMY R						
1467/1297	5/23/2022	QC	U	I	11	100
GRANTOR: BRANNEN LISA ELAINE						
GRANTEE: TYRE JOYCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S30 E10 N30$ BAS= S30 E8 N30 W8$.

LAND DESCRIPTION

TOTAL OB/XF 12,450

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	2.79	AC		1.00	1.00	1.00	6,500.00	6,500.00	18,135							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							

REVIEW DATE 04/04/2023 BY RP Total Acres: 3.79 Total Land Value: 24,635 Market: 0 Agricultural: 0 Common: 24,635 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4 OF SE1/4, R
E 432.68 FT FOR POB, CONT E 649.
210 FT, W 216.34 FT, S 42.28 FT,

BRANNEN TOMMY R
262 SE DEER ST
LAKE CITY, FL 32025

2027

12-4S-17-08332-017

BUILDING CHARACTERISTICS

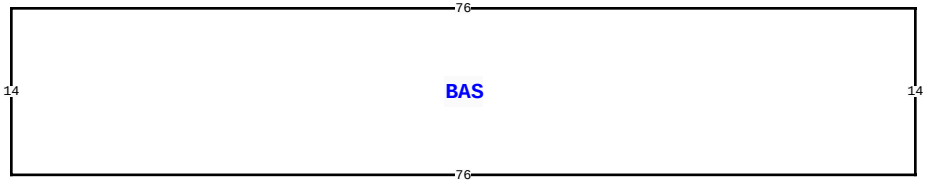
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	10,742
TOTALS	1,064			1,064	10,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,064	45.9000	25.24	26,855	1960	1960	0	0	0	60.00	40.00

3 MH/NOTITLE 0% - 2023 Heated Area: 1064 HX Base Yr



262 SE DEER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL MARKET VALUE	94,582
SOH/AGL Deduction	0
ASSESSED VALUE	94,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,582
TOTAL JUST VALUE	94,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/845	6/06/2022	QC	U	I	11	100
GRANTOR: TYRE JOYCE A						
GRANTEE: BRANNEN TOMMY R						
1467/1297	5/23/2022	QC	U	I	11	100
GRANTOR: BRANNEN LISA ELAINE						
GRANTEE: TYRE JOYCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/04/2023 BY RP Total Acres: 3.79 Total Land Value: 24,635 Market: 0 Agricultural: 0 Common: 24,635 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4 OF SE1/4, R
E 432.68 FT FOR POB, CONT E 649.
210 FT, W 216.34 FT, S 42.28 FT,

BRANNEN TOMMY R
262 SE DEER ST
LAKE CITY, FL 32025

2027

12-4S-17-08332-017

BUILDING CHARACTERISTICS

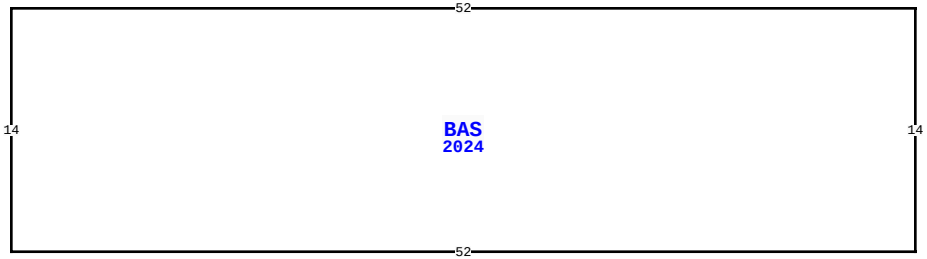
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2024	728	36,677
TOTALS	728			728	36,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	728	114.5000	91.60	66,685	1991	1991	0	0	0	45.00	55.00

4 MANUF 1 0% - 2024 Heated Area: 728 HX Base Yr



262 SE DEER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,582
TOTAL JUST VALUE	94,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: BRANNEN TOMMY R						
1467/1297	5/23/2022	QC	U	I	11	100
GRANTOR: BRANNEN LISA ELAINE						
GRANTEE: TYRE JOYCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,18] E52 S14 W52 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/04/2023 BY RP Total Acres: 3.79 Total Land Value: 24,635 Market: 0 Agricultural: 0 Common: 24,635 PRINTED 11/17/2026 BY SYS