COMM NW COR OF SW1/4 OF SE1/4,
RUN S 281.83 FT, E 245.81 FT
FOR POB, CONT E 210 FT, S

BRANTLEY BETTY
148 SE NECTARINE GLN
LAKE CITY, FL 32025

2027

12-4S-17-08332-042

BUILDING CHARACTERISTICS

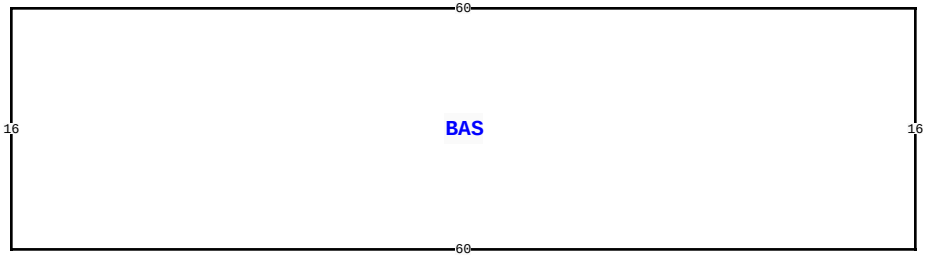
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,242
TOTALS	960			960	26,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	113.9000	68.34	65,606	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 960 HX Base Yr



148 SE NECTARINE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,242
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	16,500
TOTAL MARKET VALUE	51,142
SOH/AGL Deduction	20,107
ASSESSED VALUE	31,035
TOTAL EXEMPTION VALUE	HX HB SX 31,035
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	51,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,142

BLDG:2:1: WEST MH

XFOB:2:1: HILLCREST MH #S/N 47X2016F

XFOB:1:1: KINGSWOOD MH (LIVES IN BOTH MH'S AS DW)

SALE:1:1: LOT 12 UNIT 2 PRICE CREEK INQUIRY MAILED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10479	M H	125	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1785	1/15/1991	WD	Q	I		9,000

GRANTOR: LARRY CAUSEY

GRANTEE: BETTY BRANTLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,500							

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.50 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/17/2026 BY SYS