

LOT 6 BLOCK A PERRY PLACE S/D.
771-1124, WD 1011-1766, WD 1177-

SHERRER BRANDEN
271 SE SHARON LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-106

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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	
TOTALS	864		51,502

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% - 2018																				
Heated Area: 864						HX Base Yr 2018																	
<table border="1"> <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>04/21/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/21/2023	MLU	
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			04/21/2023	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			51,502
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			19,125
TOTAL MARKET VALUE			74,027
SOH/AGL Deduction			35,732
ASSESSED VALUE			38,295
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			13,295
TOTAL JUST VALUE			74,027
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29901	M H	0	01/26/2012
16369	M H	125	12/06/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/2704	11/02/2016	PB	U	I	18	0
GRANTOR: COURT ORDER						
GRANTEE: BRANDEN SHERRER						
1177/0458	7/10/2009	WD	Q	I	01	47,500
GRANTOR: JOSEPH N PERSON						
GRANTEE: MARY SHERRER						

EXTRA FEATURES		271 SE SHARON LN, 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	0294	SHED WOOD/	0	100	0	0			0.00	100	2017	2017	3	100	400	
2	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	

TOTAL OB/XF												3,400					
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W36 S24 E36 N24\$.											

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	DPHT 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		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	19,125							