LOT 104 EX N 150 FT HI-DRI ACRES
599-666, 830-1760, WD 1151-1314,

BRAZEAL WILSON ALBERTO/BRAZEAL TIFFANY
314 SW CHICKADEE WAY
LAKE CITY, FL 32024

2027

15-5S-16-03626-169

BUILDING CHARACTERISTICS

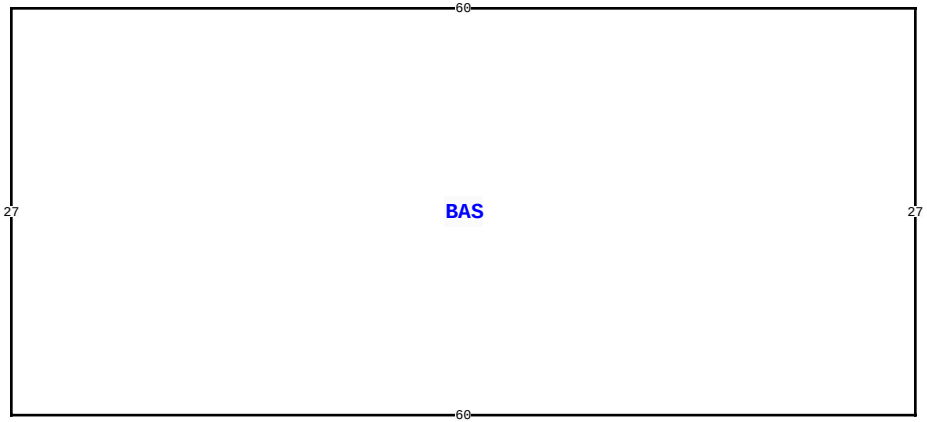
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	107,170
TOTALS	1,620			1,620	107,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	125.2900	120.28	194,854	1998	2005	0	0	0	45.00	55.00

1 MANUF 2 0% - 2023 Heated Area: 1620 HX Base Yr



314 SW CHICKADEE WAY, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	750	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,170
TOTAL MARKET OB/XF VALUE	12,700
TOTAL LAND VALUE - MARKET	16,740
TOTAL MARKET VALUE	136,610
SOH/AGL Deduction	0
ASSESSED VALUE	136,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,610
TOTAL JUST VALUE	136,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13340	M H	125	11/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1690	4/29/2022	WD	Q	I	01	171,000
GRANTOR: PEADEN ALVIN						
GRANTEE: BRAZEAL WILSON ALBE						
1339/2767	6/30/2017	WD	Q	I	01	79,000
GRANTOR: DEBORAH M ZUREK						
GRANTEE: ALVIN & LONI PEADEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,700

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			0.00	0.00	0.93	AC		1.00	1.00	1.00	18,000.00	18,000.00	16,740							

REVIEW DATE 02/10/2026 BY KS Total Acres: 0.93 Total Land Value: 16,740 Market: 0 Agricultural: 0 Common: 16,740 PRINTED 11/17/2026 BY SYS