LOT 4 BRANDEN ESTATES S/D.
828-071, 865-214, WD 1143-1266,

COVINGTON ELROY SR/COVINGTON YVONNE
967 NW GEORGIA AVE #102
LAKE CITY, FL 32055

2026

22-3S-16-02244-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

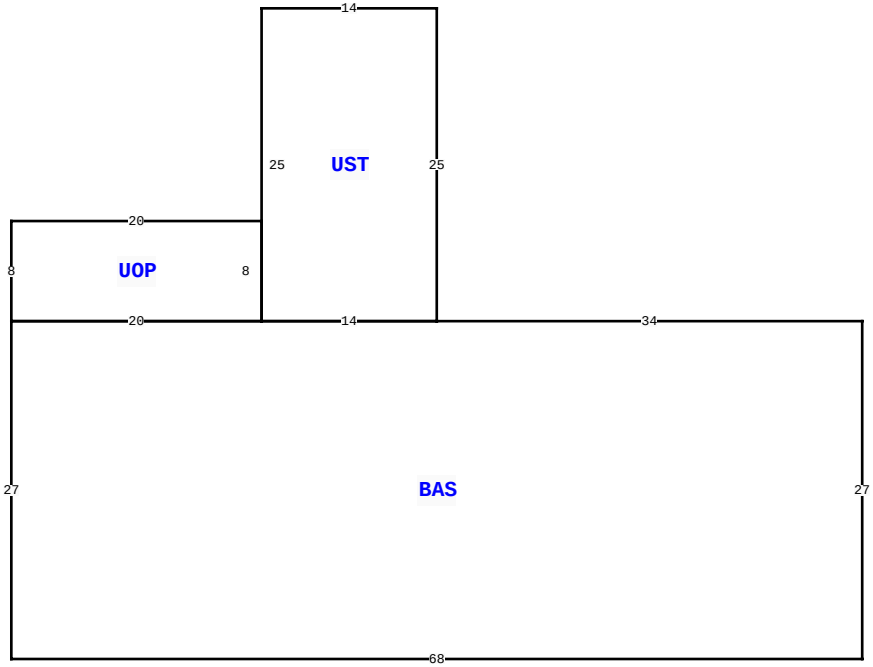
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	22316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	112,643
UOP	160	25		40	2,454
UST	350	45		158	9,694
TOTALS	2,346			2,034	124,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,034	116.2000	111.55	226,893	1998	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1836 HX Base Yr



126 NW WHITNEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,791
TOTAL MARKET OB/XF VALUE	9,520
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	156,811
SOH/AGL Deduction	0
ASSESSED VALUE	156,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,811
TOTAL JUST VALUE	156,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,216

PRMT:1:1: RICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13985	M H	125	05/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/54	6/14/2024	WD	Q	I	01	175,000
GRANTOR: OBCUBE, LLC						
GRANTEE: COVINGTON ELROY SR						
1511/1531	4/02/2024	WD	U	I	11	100
GRANTOR: JERNIGAN TIMMY JR						
GRANTEE: OBCUBE, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UST= N25 W14 S25 E14$ W14 UOP= N8 W20 S8 E20$ W20 S27 E68 N27$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	96.00	UT	7.50	7.50	100	2008	2008	3	100	720	
5	0081	DECKING WI	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,520

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/16/2024 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/13/2026 BY SYS