

COMM AT NW COR OF S1/2 OF SEC, R  
S 1359.34 FT FOR POB, RUN E 889.  
FT, W 835.19 FT, N 505.80 FT TO

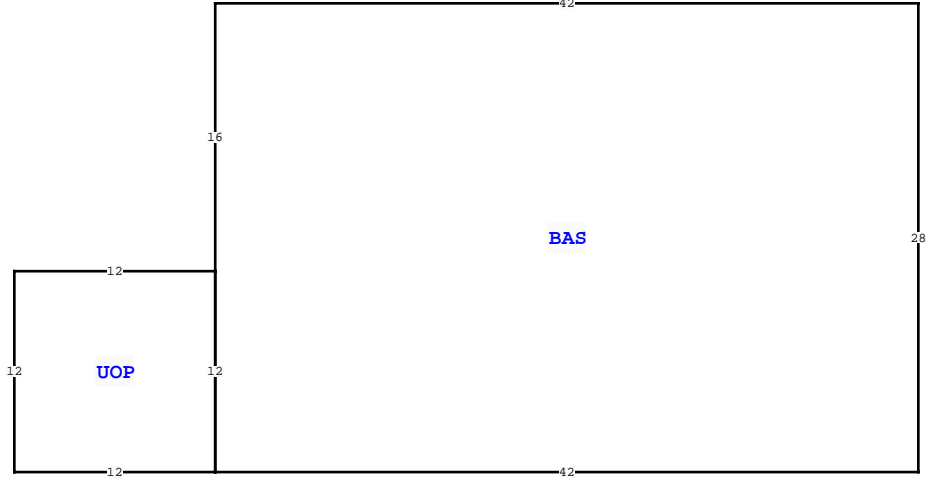
BRENNAN JAMES J/BRENNAN DARLENE D  
2515 SW SPRUCE RD  
LAKE CITY, FL 32024

**2026**

25-5S-15-00479-316

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 Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25515.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,176	100	
UOP	144	25	
TOTALS	1,320		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2018								
				Heated Area:	1176			HX Base Yr	2018		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	33,655			
TOTAL MARKET OB/XF VALUE	22,790			
TOTAL LAND VALUE - MARKET	95,095			
TOTAL MARKET VALUE	151,540			
SOH/AGL Deduction	65,357			
ASSESSED VALUE	86,183			
TOTAL EXEMPTION VALUE	50,722			
BASE TAXABLE VALUE	35,461			
TOTAL JUST VALUE	151,540			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	151,540			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35816	M H	411	09/27/2017
33644	M H	375	12/21/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/2434	2/03/2017	WD	U	I	35	92,000
GRANTOR: BENJAMIN G RHYNE						
GRANTEE: JAMES J & DARLENE D						
1306/0405	12/16/2015	WD	Q	I	01	64,000
GRANTOR: GEORGE PELLICER & VES						
GRANTEE: BENJAMIN G RHYNE						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0	100	24	40	960.00	UT	9.00	9.00	100	2013	2013
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF										22,790	
2515 SW SPRUCE RD, LAKE CITY										04/07/2025	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W42 S16 UOP= W12 S12 E12 N12S S12 E42 N28S.									

LAND DESCRIPTION										TOTAL OB/XF										22,790				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							