

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

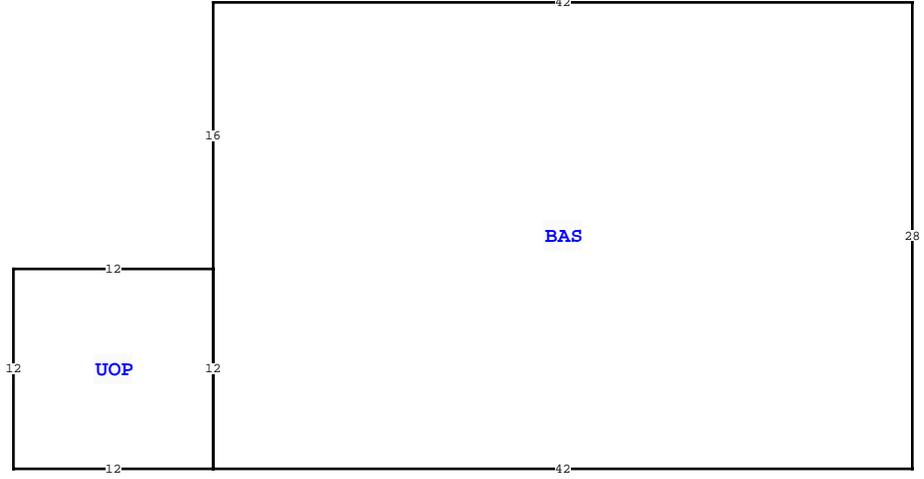
BRENNAN JAMES J/BRENNAN DARLENE D  
2515 SW SPRUCE RD  
LAKE CITY, FL 32024

**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		
Architectual 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	32,655
UOP	144	25		36	1,000
TOTALS	1,320			1,212	33,655

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			65,595	
ASSESSED VALUE			85,945	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			34,534	
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																
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	0296	SHED METAL	0	100	24	40	UT	9.00	9.00	100	2013	2013	3	100	8,640	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	150	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

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							

BUILDING NOTES											

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

REVIEW DATE 11/27/2017 BY TW																								
Total Acres: 10.01					Total Land Value: 95,095					Market: 0					Agricultural: 0					Common: 95,095				