

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

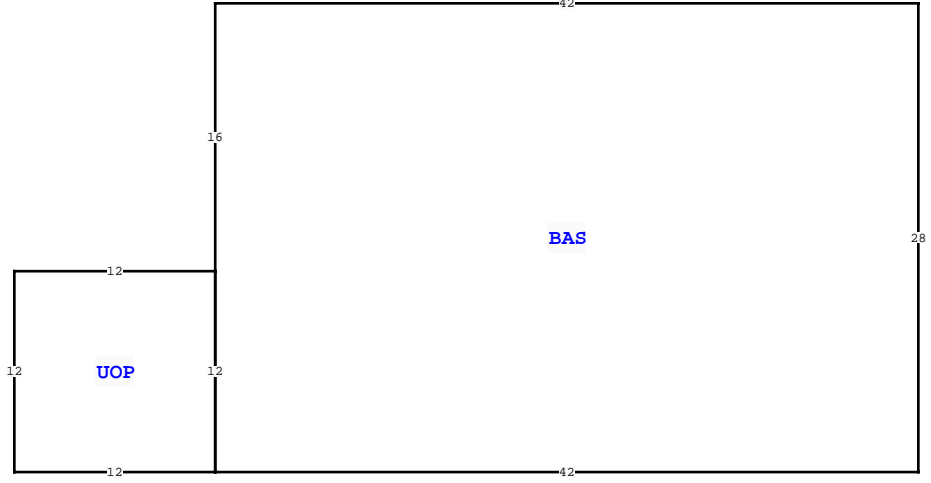
BRENNAN JAMES J/BRENNAN DARLENE D  
2515 SW SPRUCE RD  
LAKE CITY, FL 32024

**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
Architectural 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		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			27,090
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			170,855
SOH/AGL Deduction			80,610
ASSESSED VALUE			90,245
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			38,834
TOTAL JUST VALUE			170,855
NCON VALUE			4,300
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	
5	0265	PRCH, UEP	0	100	0	0	UT	200.00	200.00	100	2026	2025		100	200	
6	0261	PRCH, UOP	0	100	0	0	UT	450.00	450.00	100	2026	2025		100	450	
7	0081	DECKING WI	0	100	0	0	UT	150.00	150.00	100	2026	2025		100	150	
8	0294	SHED WOOD/	0	100	0	0	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
9	0252	LEAN-TO W/	0	100	0	0	UT	500.00	500.00	100	2026	2025		100	500	
10	0070	CARPORT UF	0	100	0	0	UT	500.00	500.00	100	2026	2025		100	500	

TOTAL OB/XF												27,090												
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		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

BUILDING NOTES											
2515 SW SPRUCE RD, LAKE CITY											

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

REVIEW DATE 03/18/2026 BY AJ																												
Total Acres: 10.01												Total Land Value: 110,110				Market: 0				Agricultural: 0				Common: 110,110				PRINTED 06/09/2026 BY SYS