LOTS 1 & 2 BLOCK A BRANDON HEIGH
746-1441, 816-969, 825-1506, WD

KEPNER RONALD L/KEPNER ROBIN L
121 SE BRANDON DRIVE
LAKE CITY, FL 32025

2027

26-4S-17-08749-101

BUILDING CHARACTERISTICS

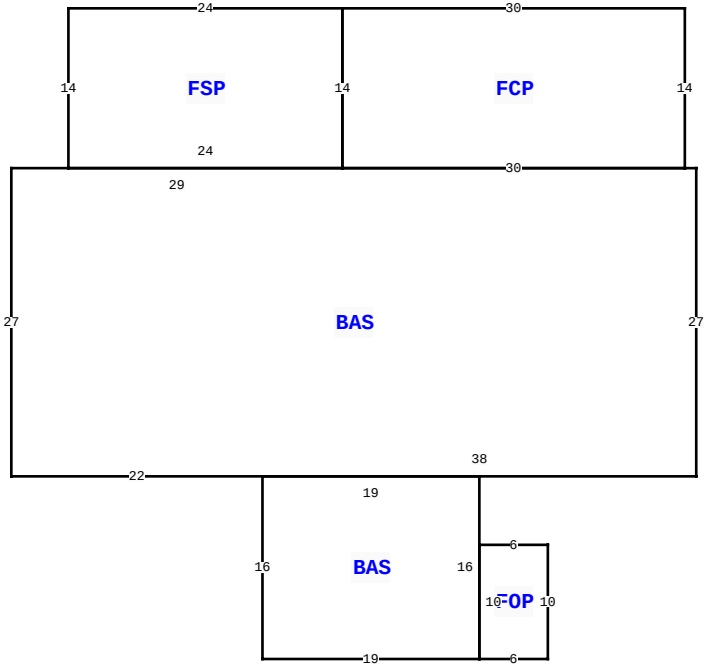
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	304	100		304	15,770
BAS	1,620	100		1,620	84,039
FCP	420	25		105	5,447
FOP	60	35		21	1,090
FSP	336	40		134	6,951
TOTALS	2,740			2,184	113,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,184	117.9000	94.32	205,995	1995	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2027 Heated Area: 1924 HX Base Yr 2027



121 SE BRANDON DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0166	CONC,PAVMT	0	100	14	8	112.00	UT	1.50	1.50	100	1995	1995	3	100	168	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	5,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,297
TOTAL MARKET OB/XF VALUE		10,568
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		159,865
SOH/AGL Deduction		0
ASSESSED VALUE		159,865
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,454
TOTAL JUST VALUE		159,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28502	ADDN SFR	178	04/22/2010
9509	M H	125	03/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2395	3/31/2025	WD	Q	I	01	232,500
GRANTOR: JORDAN NANCY S						
GRANTEE: KEPNER RONALD L						
1193/2049	4/29/2010	WD	U	I	16	100
GRANTOR: LARRY D & NANCY S JOR						
GRANTEE: LARRY D & NANCY S J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FCP= N14 W30 S14 E30$ W30 FSP= N14 W24 S14 E24$ W29 S27 E22 BAS= S16 E19 FOP= E6 N10 W6 S10$ N16 W19$ E38 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,568

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	20,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	20,000.00	18,000.00	18,000							

REVIEW DATE 07/14/2025 BY TP Total Acres: 1.71 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS