LOT 6 BLOCK A BRANDON HGTS S/D.
746-1446, 778-052, 821-1306, DC

DURDEN JAMES TROY/DURDEN LORI LANIER
235 SE BRANDON DR
LAKE CITY, FL 32025

2027

26-4S-17-08749-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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

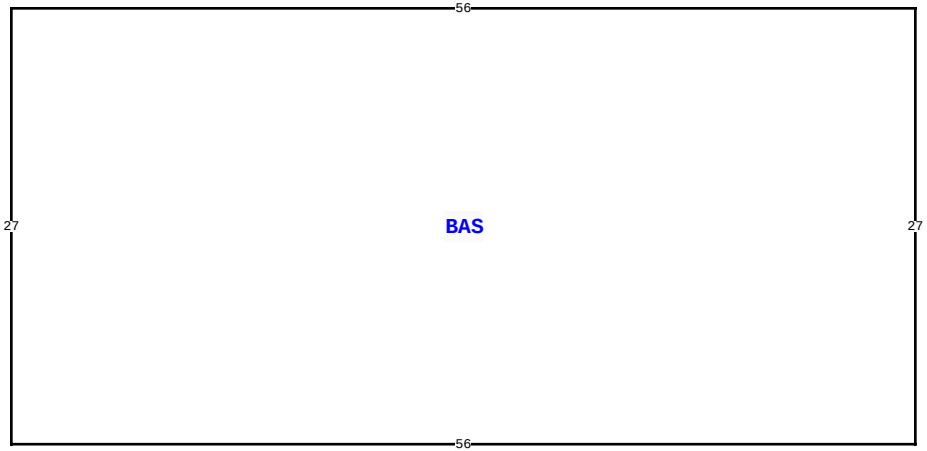
NEIGHBORHOOD/LOC 26417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	90,877
TOTALS	1,512			1,512	90,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	117.5000	109.28	165,231	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022



235 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,877
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		117,477
SOH/AGL Deduction		41,180
ASSESSED VALUE		76,297
TOTAL EXEMPTION VALUE	HX HB	51,297
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041890	Mobile Home		05/12/2021
7958	M H	100	01/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2610	9/01/2021	WD	U	I	11	100
GRANTOR: DURDEN JAMES TROY						
GRANTEE: DURDEN JAMES TROY						
1289/2658	2/26/2015	QC	U	I	11	100
GRANTOR: PATRICIA DUREN						
GRANTEE: JAMES TROY DURDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=21,15] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 06/01/2021 BY JB Total Acres: 1.42 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS