

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

2026

26-4S-17-08749-106
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,512	100	
TOTALS	1,512		91,850

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2022	Heated Area: 1512		HX Base Yr 2022				
BLD DATE		LGL DATE								05/08/2026	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			91,850
TOTAL MARKET OB/XF VALUE			4,600
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			118,450
SOH/AGL Deduction			44,375
ASSESSED VALUE			74,075
TOTAL EXEMPTION VALUE	HX HB		49,075
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			118,450
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,950

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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE	4	0	100	0	0	1.00	UT 0.00	100
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100
3	9947	Septic	0	100	0	0	0	1.00	UT 3,000.00	100
4	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTAL OB/XF 4,600											

BUILDING NOTES											
BAS=[ORIG=21,15] E56 S27 W56 N27 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=21,15] E56 S27 W56 N27 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							