LOT 7 BLOCK A BRANDON HGTS S/D

746-1447, 778-054, WD 1109-2741,

ROLLINS RONNIE/ROLLINS YOLANDA ALASIA
257 SE BRANDON DR
LAKE CITY, FL 32025

2027

26-4S-17-08749-107

BUILDING CHARACTERISTICS

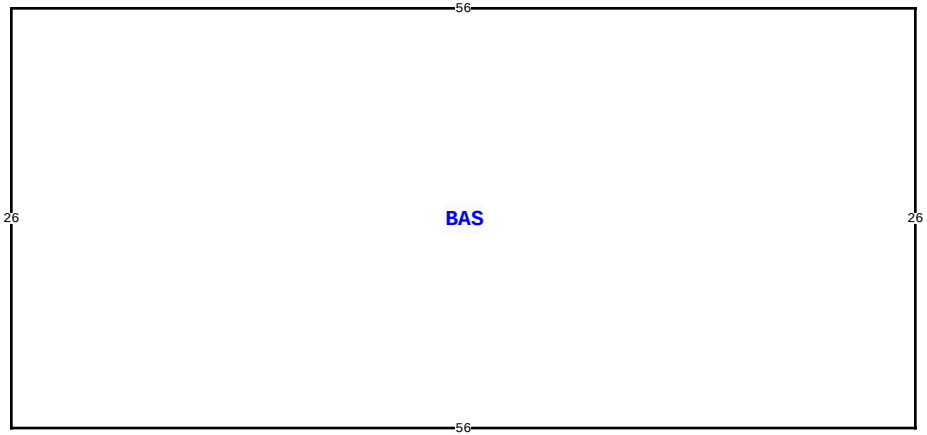
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,456	100		1,456	92,513
TOTALS	1,456			1,456	92,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	117.8000	109.55	159,505	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2021 Heated Area: 1456 HX Base Yr 2021



257 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,513
TOTAL MARKET OB/XF VALUE		3,050
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		117,563
SOH/AGL Deduction		28,301
ASSESSED VALUE		89,262
TOTAL EXEMPTION VALUE	HX HB DX VX	61,411
BASE TAXABLE VALUE		27,851
TOTAL JUST VALUE		117,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049659	Roof Replacement	2,800	04/19/2024
27689	M H	537	03/13/2009
17883	M H	125	01/30/2001
14591	M H	125	10/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/1976	3/05/2009	WD	Q	V	01	17,000
GRANTOR: CHRISTINA L FREEMAN						
GRANTEE: RONNIE & YOLANDA RO						
1109/2741	12/15/2006	WD	Q	V	03	17,900
GRANTOR: LENVIL DICKS						
GRANTEE: CHRISTINA L FREEMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,050

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 05/14/2024 BY JS Total Acres: 1.62 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS