LOT 10 BLOCK A BRANDON HGTS SD

746-1450, 778-54, 786-115, 803-2

PERCELL JENNIFER R
323 SE BRANDON DR
LAKE CITY, FL 32025

2027

26-4S-17-08749-110

BUILDING CHARACTERISTICS

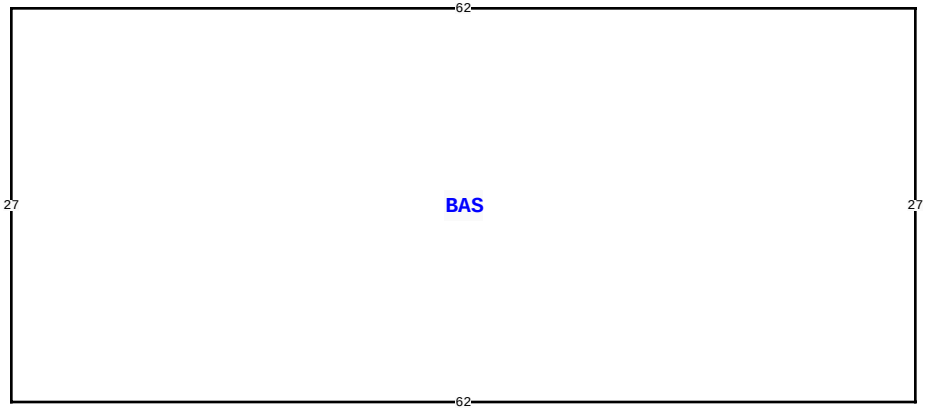
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,674	100		1,674	97,530
TOTALS	1,674			1,674	97,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,674	113.9000	105.93	177,327	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1674 HX Base Yr 2008



323 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,530
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		27,500
TOTAL MARKET VALUE		129,630
SOH/AGL Deduction		72,354
ASSESSED VALUE		57,276
TOTAL EXEMPTION VALUE	HX HB VX WX	42,276
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		129,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,679

XFOB:1:1: SIGNATURE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7158	M H	60	05/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1809	12/18/2024	WD	U	I	11	100
GRANTOR: GOFF WILLIAM						
GRANTEE: GOFF WILLIAM N JR						
1521/927	7/25/2024	QC	U	I	11	100
GRANTOR: GAVIN MARY						
GRANTEE: GOFF WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 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	1.25	22,000.00	27,500.00	27,500							

REVIEW DATE 06/21/2017 BY BC Total Acres: 1.53 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 11/17/2026 BY SYS