LOT 7 BLOCK B BRANDON HGTS S/D.
746-1461, 778-50, 799-910, 819-9

BREEDEN MICHELLE A/JOHNS MATTHEW A
16760 SW 42ND LP
OCALA, FL 34481

2027

26-4S-17-08749-127

BUILDING CHARACTERISTICS

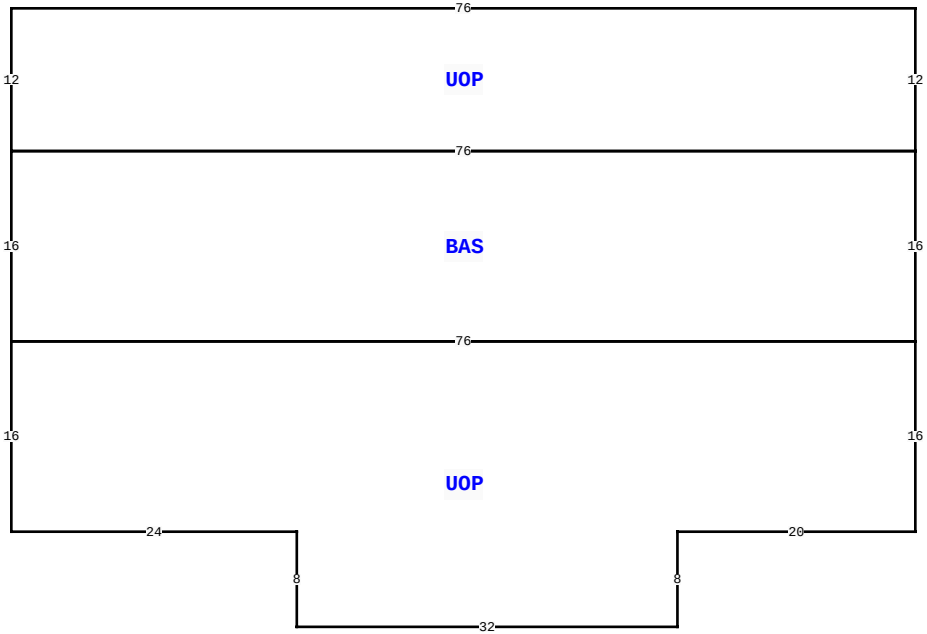
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,216	100		1,216	33,737
UOP	912	25		228	6,326
UOP	1,472	25		368	10,210
TOTALS	3,600			1,812	50,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,812	115.6000	69.36	125,680	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1216 HX Base Yr



288 SE SUZANNE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,272
TOTAL MARKET OB/XF VALUE	6,721
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	76,993
SOH/AGL Deduction	0
ASSESSED VALUE	76,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,993
TOTAL JUST VALUE	76,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11164	M H	125	05/17/1996
7779	M H	100	11/09/1993
7801	PUMP/UTPOL	30	11/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2692	9/24/2024	WD	Q	I	01	80,000
GRANTOR: CAPUTO HEATHER ANNIS						
GRANTEE: BREEDEN MICHELLE A						
1361/2208	6/05/2018	WD	Q	I	01	57,000
GRANTOR: TERRI TOMPLINS MCNAIR						
GRANTEE: HEATHER ANNIS CAPUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 UOP= N12 W76 S12 E76$ W76 S16 UOP= S16 E24 S8 E32 N8 E20 N16 W76$ E76 $.

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	0	12	20	240.00	UT	10.00	10.00	100	1999	1999	3	100	2,400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	100	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	721	

LAND DESCRIPTION

TOTAL OB/XF 6,721

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 11/20/2024 BY TP Total Acres: 0.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS