

LOT 8 BLOCK B BRANDON HGTS S/D.
746-1462, 778-054, 864-2156, PB

BEAVER CHRISTOPHER ALLAN
169 SE TOM BULLOCK PL
LAKE CITY, FL 32025

2026

26-4S-17-08749-128
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	0	0 100	
Architectural	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
BAS	1,064	100	
TOTALS	1,064		1,064 78,576

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2026	93.48	99,463	1996	2015	0	0	21.00	79.00	
Heated Area: 1064					HX Base Yr 2026								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>													
169 SE TOM BULLOCK PL, LAKE CITY													
BLD DATE		11/05/1998		JS		LGL DATE		03/15/2022		MLU			
XF DATE						LAND DATE							
INC DATE						AG DATE							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,576
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		95,576
SOH/AGL Deduction		0
ASSESSED VALUE		95,576
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,165
TOTAL JUST VALUE		95,576
NCON VALUE		1,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050467	Roof Replacement	7,000	07/30/2024
11134	M H	125	05/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2337	5/29/2025	WD	U	I	41	136,500
GRANTOR: NEIGHBOR HOLDINGS, LL						
GRANTEE: BEAVER CHRISTOPHER						
1539/998	5/01/2025	WD	U	I	11	100
GRANTOR: DOUGLAS SYLVIA						
GRANTEE: NEIGHBOR HOLDINGS L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S14 E76 N14\$.	

L N	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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	100	2026	2025		100	1,500	
TOTAL OB/XF 4,500																

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	12,500.00	12,500.00	12,500							