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

**2027**

**26-4S-17-08749-128**

## 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 | 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 |
| 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

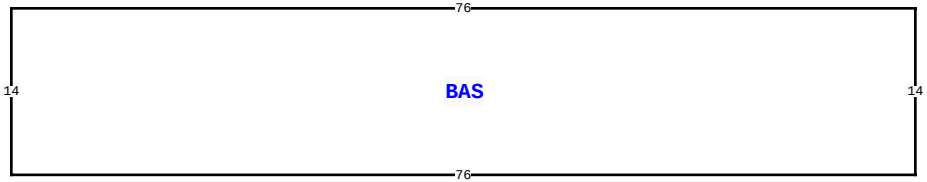
NEIGHBORHOOD/LOC 26417.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,064 | 100 | | 1,064 | 76,659 |
| TOTALS | 1,064 | | | 1,064 | 76,659 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,064 | 114.0000 | 91.20 | 97,037 | 1996 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

1 MANUF 1 100% - 2026 Heated Area: 1064 HX Base Yr 2026




169 SE TOM BULLOCK PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | 11/05/1998 JS | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| 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 | | 76,659 |
| TOTAL MARKET OB/XF VALUE | | 4,500 |
| TOTAL LAND VALUE - MARKET | | 20,000 |
| TOTAL MARKET VALUE | | 101,159 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 101,159 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 49,748 |
| TOTAL JUST VALUE | | 101,159 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,118 |

| 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$.

## 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 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 2 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,500

| 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 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 10/17/2025 BY TP Total Acres: 0.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS