

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

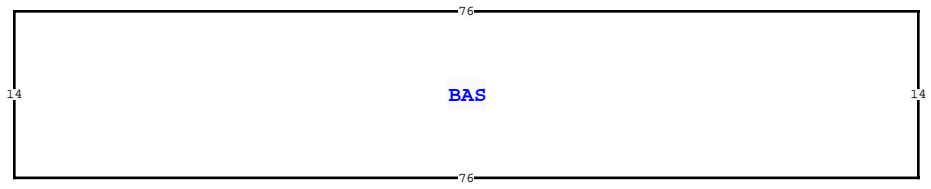
BEAVER CHRISTOPHER ALLAN  
169 SE TOM BULLOCK PL  
LAKE CITY, FL 32025

**2026**

26-4S-17-08749-128  
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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 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
BAS	1,064	100	
TOTALS	1,064		1,064 77,618

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	92.34	98,250	1996	2015	0	0	21.00	79.00		
1 MANUF 1 100% - 2026 Heated Area: 1064 HX Base Yr 2026													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	77,618		
TOTAL MARKET OB/XF VALUE	4,500		
TOTAL LAND VALUE - MARKET	20,000		
TOTAL MARKET VALUE	102,118		
SOH/AGL Deduction	0		
ASSESSED VALUE	102,118		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	50,707		
TOTAL JUST VALUE	102,118		
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						

EXTRA FEATURES																
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	20,000.00	20,000.00	20,000							