LOT 14 BLOCK B BRANDON HGTS S/D.
746-1468, 778-050, 803-2490, 803

ZYLBERKAN DOUGLAS/DOS SANTOS DANIELE SILVA
316 SE BRANDON DR
LAKE CITY, FL 32025

2027

26-4S-17-08749-134

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
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

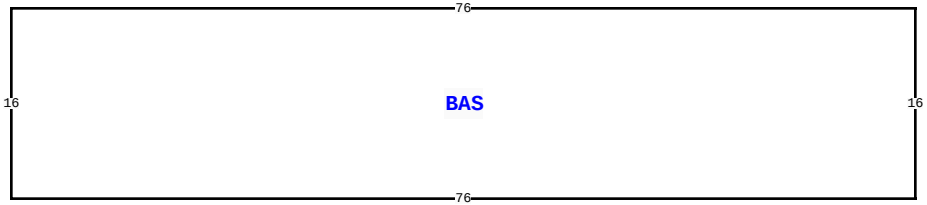
NEIGHBORHOOD/LOC 26417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	39,401
TOTALS	1,216			1,216	39,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	114.9000	68.94	83,831	1995	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2026 Heated Area: 1216 HX Base Yr 2026



316 SE BRANDON DR, LAKE CITY

BLD DATE	11/05/1998 JS	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,401
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		63,601
SOH/AGL Deduction		0
ASSESSED VALUE		63,601
TOTAL EXEMPTION VALUE	HX HB	38,601
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		63,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9388	M H	125	02/24/1995
7716	M H	100	10/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1817	7/25/2025	WD	Q	I	01	74,800
GRANTOR: BAKER DAVID W						
GRANTEE: ZYLBERKAN DOUGLAS						
1517/2520	6/25/2024	LE	U	I	14	100
GRANTOR: BAKER DAVID W						
GRANTEE: BAKER DAVID W (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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 10/02/2025 BY TP Total Acres: 0.70 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS