

LOT 1 BLOCK C BRANDON HGTS S/D.
746-1470, 778-50, 821-977, 856-1

MCKEE TAYLOR NICOLE
124 SE BRANDON DR
LAKE CITY, FL 32025

2026

26-4S-17-08749-151
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	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	1,296	100	
FSP	216	40	
TOTALS	1,512		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	1,382	118.7000	117.51	162,399	1999	2010	0	0	35.00	65.00
1 MANUF 2 0% - 2024 Heated Area: 1296 HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
124 SE BRANDON DR, LAKE CITY											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		105,559	
TOTAL MARKET OB/XF VALUE		3,550	
TOTAL LAND VALUE - MARKET		12,500	
TOTAL MARKET VALUE		121,609	
SOH/AGL Deduction		0	
ASSESSED VALUE		121,609	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,609	
TOTAL JUST VALUE		121,609	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		126,481	
PRCL:0:15: HX. GM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13897	M H	125	04/15/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1044	9/21/2023	WD	U	I	11	100
GRANTOR: RIMES LESSIE M						
GRANTEE: MCKEE TAYLOR NICOLE						
1498/2307	8/29/2023	WD	Q	I	01	164,000
GRANTOR: LES-QUE ONE, INC						
GRANTEE: MCKEE TAYLOR NICOLE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	25
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
											3,550

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 FSP= W8 S27 E8 N27S27 E48 N27S.											

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							