

LOT 5 BLK C BRANDON HGTS S/D.
746-1474, 778-050, 823-1502, 830

WILLIAMS MARC D
1756 SE PEACOCK TER
LAKE CITY, FL 32025

2026

26-4S-17-08749-155
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		26417.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,050
TOTALS	1,296			1,296	36,050

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2006								
				Heated Area: 1296			HX Base Yr 2006				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
				BLD DATE			LGL DATE				
				XF DATE			LAND DATE	03/15/2022	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		36,050	
TOTAL MARKET OB/XF VALUE		5,000	
TOTAL LAND VALUE - MARKET		12,500	
TOTAL MARKET VALUE		53,550	
SOH/AGL Deduction		16,077	
ASSESSED VALUE		37,473	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		12,473	
TOTAL JUST VALUE		53,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12571	M H	125	05/27/1997
8700	M H	125	08/08/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/2973	4/08/2005	WD	U	I	08	14,500
GRANTOR: LENVIL H DICKS						
GRANTEE: MARC D WILLIAMS						
0830/0346	10/29/1996	WD	U	V	11	3,000
GRANTOR: RICKY STEELY						
GRANTEE: LENVIL DICKS						

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	0070	CARPOT UF	0	100	0	0			0.00	100	2017	2017	3	100	500	
2	0210	GARAGE U	0	100	0	0			0.00	100	2017	2017	3	100	1,500	
3	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	

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							

BUILDING NOTES											
BAS= W48 S27 E48 N27\$.											

BUILDING DIMENSIONS											
BAS= W48 S27 E48 N27\$.											

REVIEW DATE												BY											
06/20/2017												BC											
Total Acres: 0.50												Total Land Value: 12,500											
Market: 0												Agricultural: 0											
Common: 12,500												PRINTED 03/25/2026 BY SYS											