LOTS 7 & 8 BLOCK C BRANDON HEIGH
746-1476,1477, 778-050, 052, 816

BLUE SKY PROPERTY INVESTMENTS LLC
556 NW NOEGEL RD
LAKE CITY, FL 32055

2027

26-4S-17-08749-157

BUILDING CHARACTERISTICS

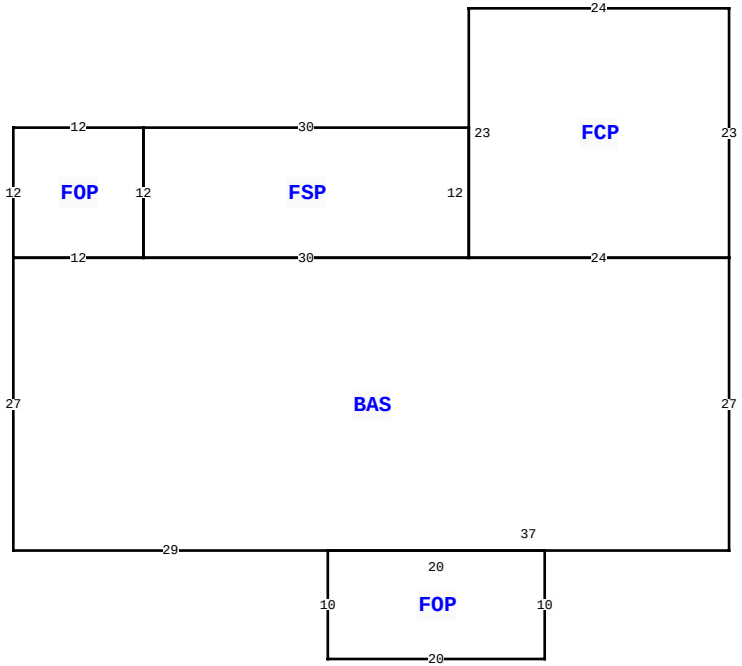
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,782	100		1,782	42,383
FCP	552	25		138	3,282
FOP	144	35		50	1,189
FOP	200	35		70	1,665
FSP	360	40		144	3,425
TOTALS	3,038			2,184	51,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,184	99.0945	59.46	129,861	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1782 HX Base Yr



1830 SE PEACOCK TER, LAKE CITY

BLD DATE		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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,944
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	39,600
TOTAL MARKET VALUE	96,944
SOH/AGL Deduction	0
ASSESSED VALUE	96,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,944
TOTAL JUST VALUE	96,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10187	M H	125	09/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1792	11/14/2025	WD	Q	I	01	95,000
GRANTOR: SHIVERS BETTY L REID						
GRANTEE: BLUE SKY PROPERTY I						
0816/0742	1/11/1996	WD	U	V	35	19,200
GRANTOR: LENVIL DICKS						
GRANTEE: THOMAS & BETTY REID						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N23 W24 S23 E24$ BAS= W24 FSP= N12 W30 S12 E30$ W30FOP= N12 W12 S12 E12$ W12 S27E29 FOP= S10 E20 N10 W20$ E37N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	0		RSF/MH	0.00	0.00	2.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	39,600							

REVIEW DATE 12/17/2025 BY TP Total Acres: 1.00 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 11/17/2026 BY SYS