LOT 20 COUNTRY DALE ESTATES.

759-1242, CT 1298-678, WD 1304-1

FRECHETTE DEVIN
1082 NW BROWN RD
LAKE CITY, FL 32055

2027

28-3S-16-02374-070

BUILDING CHARACTERISTICS

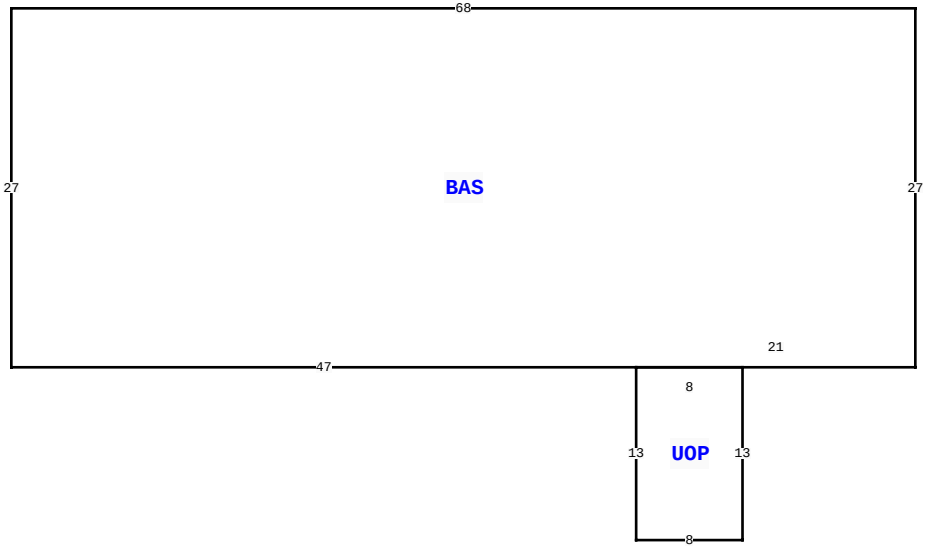
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 06
NEIGHBORHOOD/LOC	28316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	94,518
UOP	104	25		26	1,339
TOTALS	1,940			1,862	95,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,862	117.0000	93.60	174,283	1998	1997	0	0	0	45.00	55.00

2 MANUF 1 0% - 2026 Heated Area: 1836 HX Base Yr



1082 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	78	9	702.00	UT	1.40	1.40	100	1993	1993	3	100	983	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	95,856
TOTAL MARKET OB/XF VALUE	12,783
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	131,139
SOH/AGL Deduction	0
ASSESSED VALUE	131,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,139
TOTAL JUST VALUE	131,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13213	M H	125	10/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1256	8/04/2025	WD	Q	I	01	160,000
GRANTOR: AJH HOMES, LLC						
GRANTEE: FRECHETTE DEVIN						
1312/1587	3/30/2016	WD	U	I	11	100
GRANTOR: DANIEL MANN						
GRANTEE: AJH HOMES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E47 UOP= S13 E8 N13 W8$ E21 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,783

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-1	128.00	202.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/17/2025 BY TP Total Acres: 0.59 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS