

COMM AT NW COR OF SEC, RUN E 665
 FT TO S R/W CR 242 FOR POB, RUN
 325.45 FT, W 665.46 FT, N 329.09

BRECKENRIDGE DONALD LEE JR/BRECKENRIDGE STACY HINE
 1304 SW COUNTY ROAD 242-A
 LAKE CITY, FL 32025

2026

29-4S-17-08857-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM			02
NEIGHBORHOOD/LOC	29417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
UOP	150	25	
TOTALS	2,506		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2011								
Heated Area: 2356					HX Base Yr 2011							
<div style="border: 1px solid black; padding: 10px; margin: 10px;"> <p style="text-align: center; color: blue;">BAS</p> <p style="text-align: center; color: blue;">UOP</p> </div>												
BLD DATE: _____ LGL DATE: 05/06/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	170,144			
TOTAL MARKET OB/XF VALUE	13,700			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	248,844			
SOH/AGL Deduction	117,593			
ASSESSED VALUE	131,251			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	79,840			
TOTAL JUST VALUE	248,844			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	238,002			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051877	Roof Replacement	4,989	12/18/2024
28805	M H	421	08/24/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0194	2/01/2011	WD	U	I	30	100
GRANTOR: DONALD LEE BRECKENRID						
GRANTEE: DONALD LEE BRECKENR						
1198/2772	1/08/2010	WD	U	V	16	100
GRANTOR: JOSEPH A TICE & ETAL						
GRANTEE: DONALD LEE BRECKENR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E21 UOP= S10 E15 N10 W15\$ E55 N31\$.	

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	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0010	BARN, BLK	0	0	0	0	UT	0.00	0.00	100	2012	2012	3	100	5,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION													TOTAL OB/XF					13,700						
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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							