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

2027

29-4S-17-08857-001

BUILDING CHARACTERISTICS

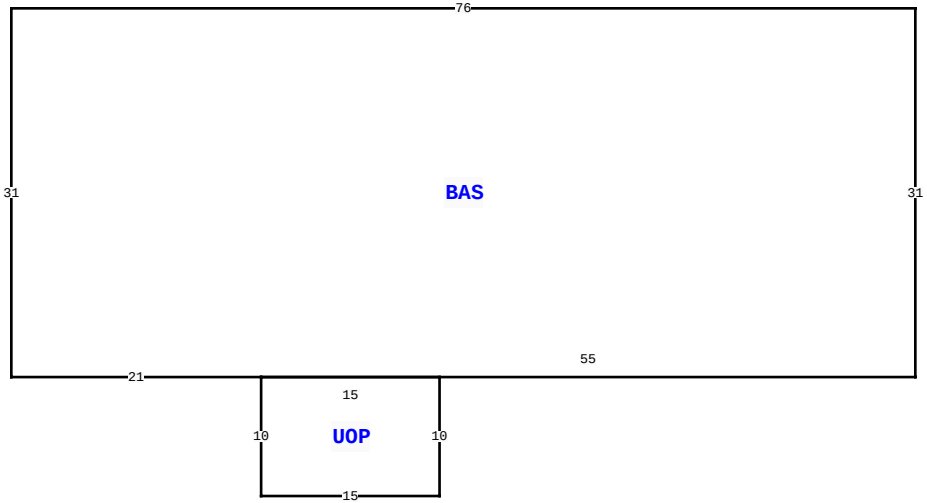
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	162,221
UOP	150	25		38	2,616
TOTALS	2,506			2,394	164,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,394	113.9000	105.93	253,596	2011	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2011 Heated Area: 2356 HX Base Yr 2011



1304 SW COUNTY ROAD 242A , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	5,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,837
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		243,537
SOH/AGL Deduction		108,498
ASSESSED VALUE		135,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,628
TOTAL JUST VALUE		243,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,312

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$.

LAND DESCRIPTION

TOTAL OB/XF 13,700

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 06/26/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS