

1.02 ACRE SQ IN SW CORNER OF SW1
WD 1353-119, WD 1380-2415, WD 15

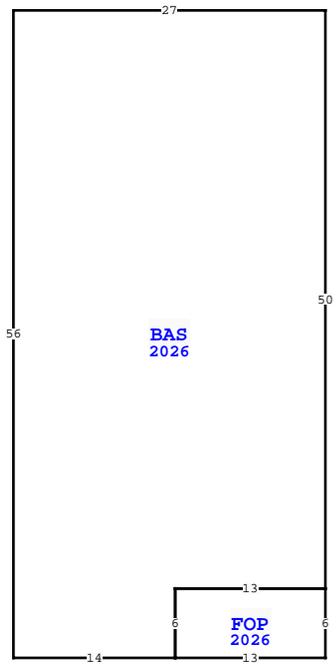
4B LAND & PROPERTIES LLC
2134 NW LOWER SPRING RD
LAKE CITY, FL 32055

2026

33-5S-17-09488-003
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	33517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,434	100	2026
FOP	78	35	2026
TOTALS	1,512		
		1,461	161,791

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	0%	- 2026			Heated Area: 1434				HX Base Yr		



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,791
TOTAL MARKET OB/XF VALUE		12,400
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		189,491
SOH/AGL Deduction		10,812
ASSESSED VALUE		178,679
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		178,679
TOTAL JUST VALUE		189,491
NCON VALUE		174,191
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051917	Mobile Home		12/23/2024
000051688	Right-of-Way Acce		12/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/2333	11/13/2024	WD	U	V	11	100

GRANTOR: BREWIN ROBERT R III
GRANTEE: 4B LAND & PROPERTIE
1380/2415 3/13/2019 WD U V 30 0
GRANTOR: JENNIFER H BREWIN
GRANTEE: ROBERT R III & JENN

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	4,900.00	4,900.00	100	2026	2025		100	4,900	

TOTAL OB/XF														12,400			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/06/2026			MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=-10,-20] W27 S56 E14 N6 E13 N50 \$													
FOP=[YR=2026;ORIG=-23,30] E13 S6 W13 N6 \$													

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	0					1.02	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,300							