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

2027

33-5S-17-09488-003

BUILDING CHARACTERISTICS

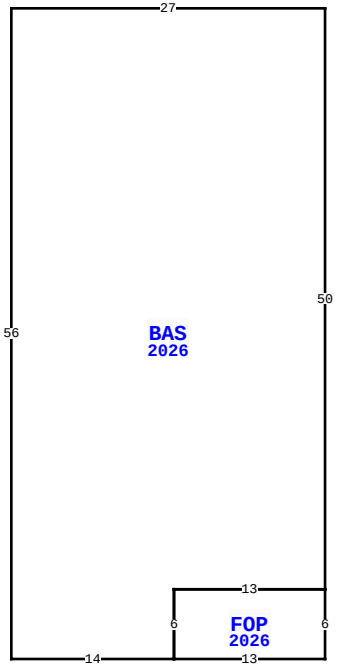
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	2026	1,434	157,214
FOP	78	35	2026	27	2,960
TOTALS	1,512			1,461	160,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,461	113.0000	111.87	163,442	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 1434 HX Base Yr



979 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,173
TOTAL MARKET OB/XF VALUE	12,400
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	187,873
SOH/AGL Deduction	0
ASSESSED VALUE	187,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,873
TOTAL JUST VALUE	187,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,491

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						

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 12,400

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

REVIEW DATE 04/21/2026 BY robin Total Acres: 1.02 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 11/17/2026 BY SYS