LOT 5 BLOCK A BRENT HEIGHTS S/D.
746-1490, 778-55, 901-2637, WD 1

CHRISTENSEN FAMILY TRUST DATED MAY 8, 2026
1540 SE COUNTY ROAD 340
MAYO, FL 32066

**2027**

**35-4S-17-09033-105**

## BUILDING CHARACTERISTICS

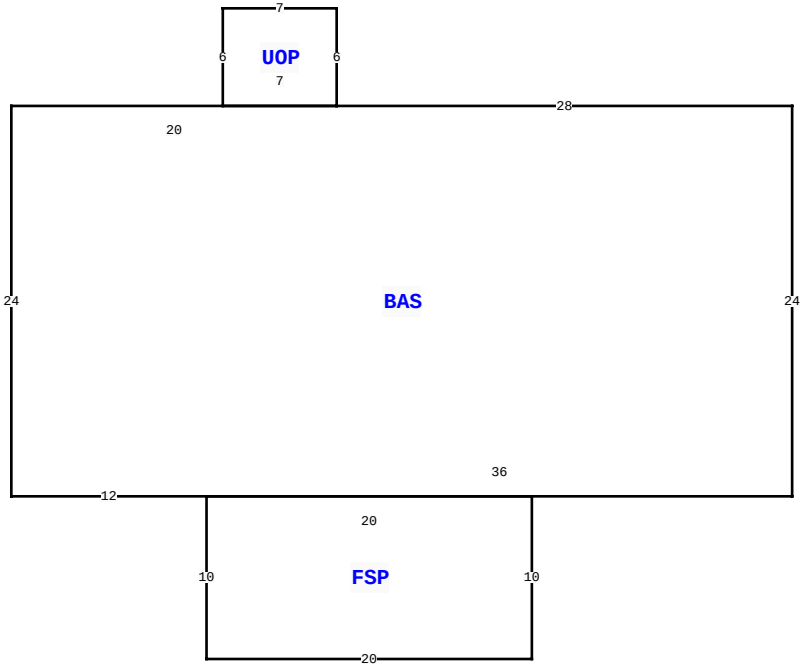
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 02 |
| NEIGHBORHOOD/LOC | 35417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | | 1,152 | 99,872 |
| FSP | 200 | 40 | | 80 | 6,935 |
| UOP | 42 | 25 | | 10 | 867 |
| TOTALS | 1,394 | | | 1,242 | 107,675 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,242 | 118.0000 | 109.74 | 136,297 | 1993 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

1 MANUF 1 0% - 2023 Heated Area: 1152 HX Base Yr




559 SE BRANDON DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 0296 | SHED METAL | 0 | 0 | 10 | 10 | 100.00 | UT | 5.50 | 5.50 | 100 | 2001 | 2001 | 3 | 100 | 550 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 107,675 |
| TOTAL MARKET OB/XF VALUE | 3,550 |
| TOTAL LAND VALUE - MARKET | 22,000 |
| TOTAL MARKET VALUE | 133,225 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 133,225 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 133,225 |
| TOTAL JUST VALUE | 133,225 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,383 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8699 | M H | 125 | 08/08/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1569/1428 | 5/08/2026 | WD | U | I | 11 | 100 |
| GRANTOR: F&P PROPERTIES LLC | | | | | | |
| GRANTEE: CHRISTENSEN FAMILY | | | | | | |
| 1474/2236 | 8/26/2022 | WD | Q | I | 01 | 144,000 |
| GRANTOR: GRANADOS CARMEN | | | | | | |
| GRANTEE: F&P PROPERTIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 W20 S24 E12 E36 N24 $
FSP=[ORIG=-36,24] S10 E20 N10 W20 $
UOP=[ORIG=-28,0] N6 W7 S6 E7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,550

| 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/MH | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,000.00 | 22,000.00 | 22,000 | | | | | | | |

REVIEW DATE 10/20/2022 BY ME Total Acres: 0.66 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS