LOT 7 BLK A BRENT HEIGHTS S/D.

829-324, QC 897-1647, 980-1661,

ACEVEDO CHARLES C/ACEVEDO TERESA W
455 SE BRANDON DR
LAKE CITY, FL 32025

2026

35-4S-17-09033-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

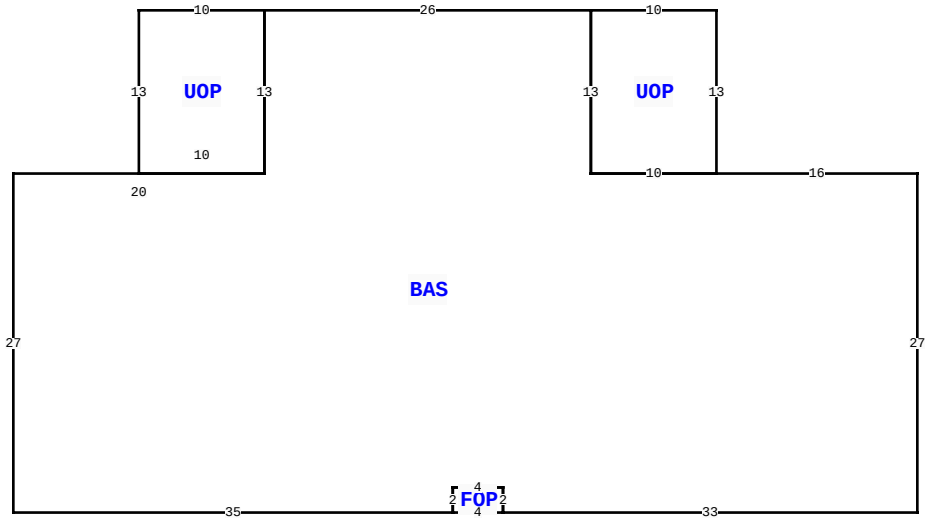
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
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	2,274	100		2,274	105,759
FOP	8	35		3	140
UOP	130	25		32	1,488
UOP	130	25		32	1,488
TOTALS	2,542			2,341	108,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,341	88.0840	84.56	197,955	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2011 Heated Area: 2274 HX Base Yr 2011



455 SE BRANDON DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,875
TOTAL MARKET OB/XF VALUE		4,750
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		135,625
SOH/AGL Deduction		62,704
ASSESSED VALUE		72,921
TOTAL EXEMPTION VALUE	HX HB	47,921
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052441	Roof Replacement	500	02/26/2025
27419	M H	425	10/10/2008
12136	REMODEL	50	02/11/1997
9662	M H	125	04/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1113/0006	2/28/2007	WD	Q	I		55,000
GRANTOR: ROBERT K & LINDA J KI						
GRANTEE: CHARLES & TERESA AC						
0829/0324	4/01/1996	WD	Q	V		9,700
GRANTOR: LENVIL DICKS						
GRANTEE: ROBERT K & LINDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N13 W10 S13 E10$ W10 N13 W26 UOP= W10 S13 E10 N13$ S13 W20 S27 E35 FOP= E4 N2 W4 S2$ N2 E4 S2 E33 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,750

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		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 03/17/2025 BY jerry Total Acres: 1.54 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/08/2026 BY SYS