

LOT 8 BLOCK C BRENT HEIGHTS S/D.  
746-1513, 778-049, 855-2609, CT

BREHENY BRIAN  
570 SE BRANDON DR  
LAKE CITY, FL 32025

**2026**

35-4S-17-09033-148  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	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
BAS	1,344	100	
TOTALS	1,344		1,344
			72,027

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	2026	Heated Area: 1344			HX Base Yr			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026 MLU					

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,027
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		97,027
SOH/AGL Deduction		0
ASSESSED VALUE		97,027
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		97,027
TOTAL JUST VALUE		97,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19291	RECONNECT	50	03/01/2002
7904	M H	100	12/16/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/891	7/15/2025	WD Q	Q	I	01	123,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: BREHENY BRIAN						
1382/2644	4/18/2019	QC U	U	I	11	29,500
GRANTOR: JASON & MARRLA SMITH						
GRANTEE: SUWANNEE VALLEY PRO						

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
1	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100	

TOTAL OB/XF											
3,000											
570 SE BRANDON DR, LAKE CITY											

BUILDING NOTES											
BAS= W56 S24 E56 N24\$.											

BUILDING DIMENSIONS											
BAS= W56 S24 E56 N24\$.											

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	DPHT 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							