LOT 1 BLK D BRENT HEIGHTS S/D.

746-1520, 788-049, 823-762, 846-

KREIDER CHRISTIE ELLEN/KREIDER SEAN MICHAEL
270 SE BRITT PL
LAKE CITY, FL 32025

2027

35-4S-17-09033-161

BUILDING CHARACTERISTICS

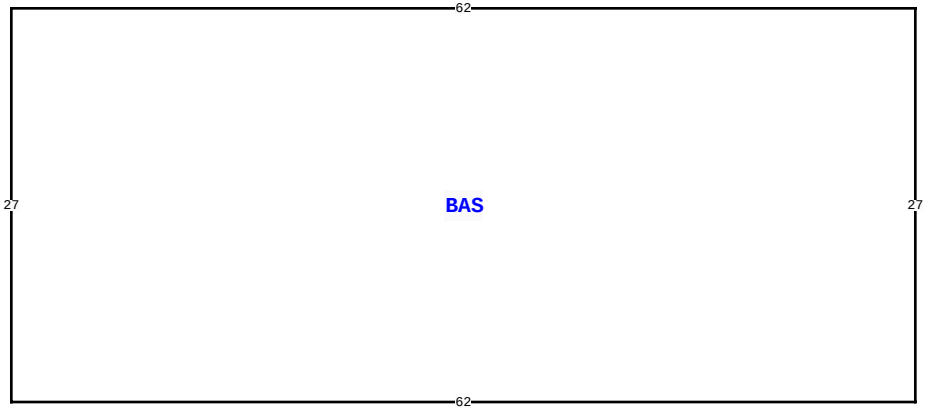
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,674	100		1,674	86,841
TOTALS	1,674			1,674	86,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,674	117.9000	94.32	157,892	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 100% - 2026 Heated Area: 1674 HX Base Yr 2026



270 SE BRITT PL, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,841
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		114,141
SOH/AGL Deduction		0
ASSESSED VALUE		114,141
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,730
TOTAL JUST VALUE		114,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30260	M H	375	07/06/2012
13528	M H	125	01/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/705	12/08/2023	WD	Q	I	01	107,000
GRANTOR: SHEPPARD KIESHA LESHA						
GRANTEE: KREIDER CHRISTIE EL						
1232/0949	3/26/2012	QC	U	I	11	100
GRANTOR: LINDA C SHEPPARD						
GRANTEE: KIESHA LESHAWN SHEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,300

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 12/21/2023 BY ME Total Acres: 0.53 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS