LOT 4 BLOCK D BRENT HEIGHTS S/D.
746-1523, 778-055, 815-480, 941-

HOFMANN ANDREW/HOFMANN JANE
196 SE BRITT PL
LAKE CITY, FL 32025

2027

35-4S-17-09033-164

BUILDING CHARACTERISTICS

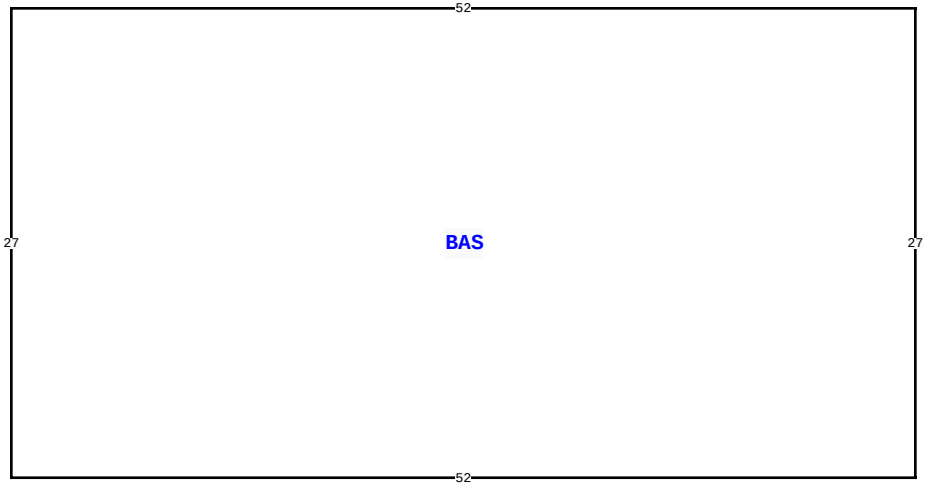
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,404	100		1,404	117,494
TOTALS	1,404			1,404	117,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	105.93	148,726	1999	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2025 Heated Area: 1404 HX Base Yr 2025



196 SE BRITT PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,494
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		144,094
SOH/AGL Deduction		0
ASSESSED VALUE		144,094
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		87,683
TOTAL JUST VALUE		144,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056759	Electrical Servic		10/12/2026
000051410	Right-of-Way Acce		11/06/2024
000049442	Roof Replacement	5,000	03/18/2024
14534	M H	125	09/18/1998
8807	M H	125	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1510	4/04/2024	WD	Q	I	01	169,900
GRANTOR: TIDES & TIMBER REALTY						
GRANTEE: HOFMANN ANDREW						
1499/1452	9/26/2023	CT	U	I	18	80,100
GRANTOR: LANGSTON LOYD						
GRANTEE: TIDES & TIMBER REAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 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	10	20	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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 11/02/2026 BY Nick Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS