

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

2026

35-4S-17-09033-164
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Stories	1.	1. 100
01	CONV 100		
	Architectural Units	0	100
03	03 100		
01	01 100		
05	05 05		
0200	MOBILE HOME		
	MAP NUM		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	1,404 118,758
TOTALS	1,404		1,404 118,758

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100% - 2025		150,326	1999	2015	0	0	21.00	79.00												
				Heated Area: 1404			HX Base Yr	2025															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,758
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		145,358
SOH/AGL Deduction		174
ASSESSED VALUE		145,184
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		88,773
TOTAL JUST VALUE		145,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	100	1995	1995	3	100	500	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	800	
TOTAL OB/XF 4,600																

BUILDING NOTES											
BAS= W52 S27 E52 N27\$.											

BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											

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	DPH 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							