

# COLUMBIA COUNTY

## Property Appraiser

### Parcel 35-4S-17-09033-107

#### Owners

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

#### Parcel Summary

Location	455 SE BRANDON DR
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	1.5400
Section	35
Township	4S
Range	17
Subdivision	BRENT HGHT
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

#### Legal Description

LOT 7 BLK A BRENT HEIGHTS S/D,  
829-324, QC 897-1647, 980-1661, WD 1113-6,



#### Working Values

	2025
Total Building	\$96,966
Total Extra Features	\$4,750
Total Market Land	\$13,500
Total Ag Land	\$0

	2025
Total Market	\$115,216
Total Assessed	\$71,004
Total Exempt	\$46,004
Total Taxable	\$25,000
SOH Diff	\$44,212

## Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$96,966	\$90,496	\$72,929	\$61,916	\$57,900	\$51,818
Total Extra Features	\$4,750	\$4,750	\$3,000	\$1,750	\$1,750	\$1,750
Total Market Land	\$13,500	\$13,500	\$13,500	\$14,350	\$14,350	\$14,350
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$115,216	\$108,746	\$89,429	\$78,016	\$74,000	\$67,918
Total Assessed	\$69,003	\$66,993	\$65,042	\$63,148	\$62,276	\$60,876
Total Exempt	\$44,003	\$41,993	\$40,042	\$38,148	\$37,276	\$35,876
Total Taxable	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
SOH Diff	\$46,213	\$41,753	\$24,387	\$14,868	\$11,724	\$7,042

## Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1113/0006	2007-02-28	<u>Q</u>		WARRANTY DEED	Improved	\$55,000	Grantor: ROBERT K & LINDA J KIRBY Grantee: CHARLES & TERESA ACEVEDO
<u>WD</u> 0829/0324	1996-04-01	<u>Q</u>		WARRANTY DEED	Vacant	\$9,700	Grantor: LENVIL DICKS Grantee: ROBERT K & LINDA J KIRBY

## Buildings

### Building # 2, Section # 1, 55346, MOBILE HOME

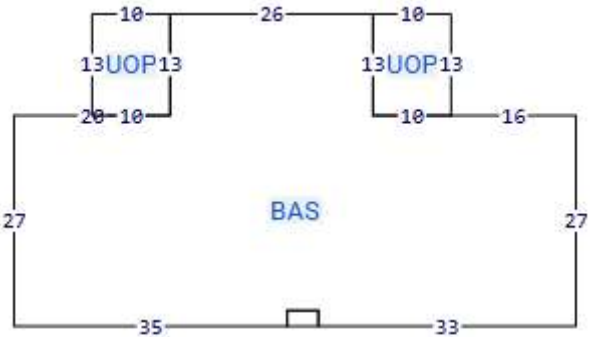
Type	Model	Heated Sq Ft	Repl Cost New	<u>YrBl</u>	<u>WAY</u>	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	2274	\$176,301	2005	2005	0.00%	45.00%	55.00%	\$96,966

## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	01	01

### Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,274	100%	2,274
<u>FOP</u>	8	35%	3
<u>UOP</u>	130	25%	32
<u>UOP</u>	130	25%	32



### Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0294	SHED WOOD/VINYL			1.00	\$0.00	2005	100%	\$300
0190	FPLC PF			1.00	\$1,200.00	2008	100%	\$1,200
9947	Septic			1.00	\$3,000.00		100%	\$3,000
0261	PRCH, UOP			1.00	\$0.00	2011	100%	\$200
0294	SHED WOOD/VINYL			1.00	\$0.00	2011	100%	\$50

### Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	RSF/MH-1	.00	.00	1.00	\$13,500.00/LT	1.54	1.00	\$13,500

## Personal Property

None

## Permits

Date	Permit	Type	Status	Description
Dec 5, 2008	27419	M H	COMPLETED	M H
	12136	REMODEL	COMPLETED	REMODEL
	9662	M H	COMPLETED	M H

## TRIM Notices

2024  
2023  
2022

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 24, 2025.