LOT 5 BLOCK 10 FOREST HILLS S/D
818-2049, POA 1139-1062, QC 1192

BRANNIGAN LILY
616 SE SUNFLOWER PL
LAKE CITY, FL 32025

2026

00-00-00-07762-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

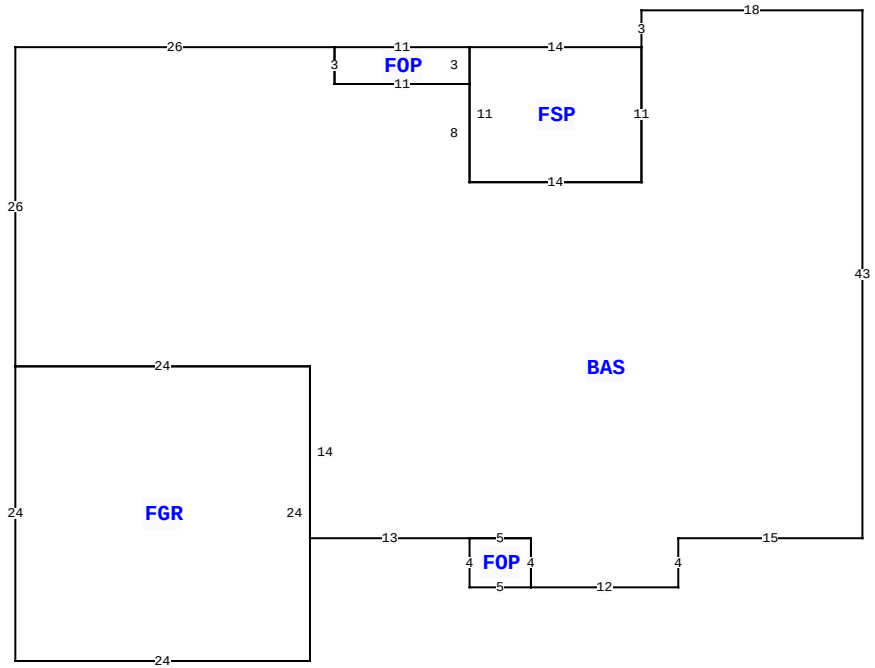
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,339	100		2,339	226,385
FGR	576	55		317	30,681
FOP	20	30		6	581
FOP	33	30		10	968
FSP	154	40		62	6,001
TOTALS	3,122			2,734	264,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,734	121.7160	136.32	372,699	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2022 Heated Area: 2339 HX Base Yr 2022



616 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		264,616
TOTAL MARKET OB/XF VALUE		2,087
TOTAL LAND VALUE - MARKET		9,602
TOTAL MARKET VALUE		276,305
SOH/AGL Deduction		30,247
ASSESSED VALUE		246,058
TOTAL EXEMPTION VALUE	HX HB 13	246,058
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		276,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/287	10/01/2021	WD	Q	I	01	259,000
GRANTOR: GIVVINES JAMES W						
GRANTEE: BRANNIGAN LILY						
1192/2678	4/16/2010	QC	U	I	11	100
GRANTOR: WILLIAM H MOSELEY						
GRANTEE: JAMES W & MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 FGR= S24 E24 N24 W24$ E24 S14 E13 FOP= S4 E5 N4 W5$ E5 S4 E12 N4 E15 N43W18 S3 FSP= W14 S11 E14 N11$ S11 W14 N8 FOP= N3 W11 S3 E11$ W11 N3$.

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	0166	CONC,PAVMT	0	100	0	0	858.00	UT	1.50	1.50	100	1996	1996	3	100	1,287	
2	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,087

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	0100	C	SFR	100		RSF-1	0.00	0.00	9,602.00	SF		1.00	1.00	1.00	1.00	1.00	9,602							

REVIEW DATE 11/29/2021 BY CP Total Acres: 0.22 Total Land Value: 9,602 Market: 0 Agricultural: 0 Common: 9,602 PRINTED 10/17/2025 BY SYS