COMM NE COR OF SEC, RUN W 535.33
CONT W 125.15 FT, S 192.34 FT, N
N 155.88 FT TO POB.

BRANNON HENRY L JR/BRANNON MICHELLE
285 SE CAMERON TERRACE
LAKE CITY, FL 32025

2025

04-4S-17-07595-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

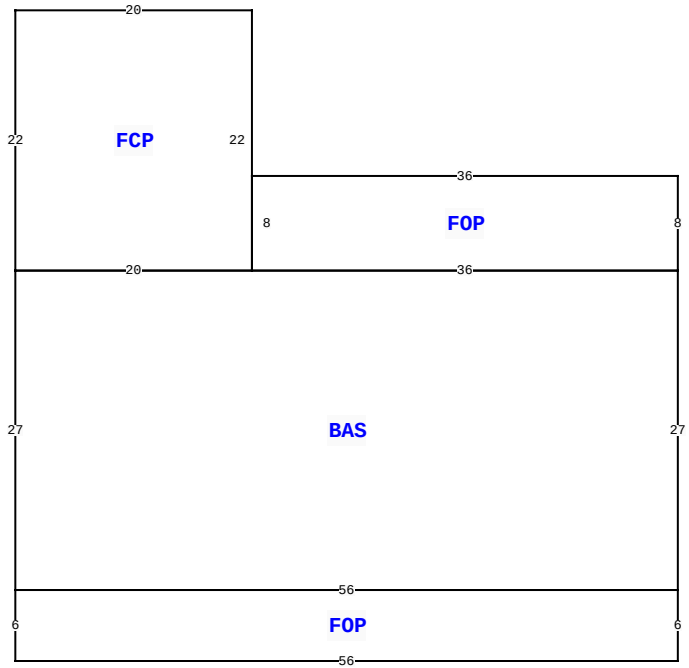
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	122,919
FCP	440	25		110	8,942
FOP	288	30		86	6,991
FOP	336	30		101	8,211
TOTALS	2,576			1,809	147,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	109.5640	122.71	221,982	1997	1997	0	0	0	33.75	66.25

2 SINGLE FAM 100% - 0 Heated Area: 1512 HX Base Yr



285 SE CAMERON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,063
TOTAL MARKET OB/XF VALUE		9,700
TOTAL LAND VALUE - MARKET		9,750
TOTAL MARKET VALUE		166,513
SOH/AGL Deduction		59,242
ASSESSED VALUE		107,271
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,549
TOTAL JUST VALUE		166,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,922

XFOB:1:1: ID#GBIS 90258 ORB 783-2316

SALE:1:1: NO STAMPS

BLDG:1:1: ID#GBIS90258 ORB 783-2316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045367	Roof Replacement	13,900	09/02/2022
000044124	Roof Replacement	17,148	04/07/2022
13016	SFR	245	09/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0783/2316	12/22/1993	WD	U	I		0

GRANTOR: HENRY L BRANNON SR

GRANTEE: HENRY L BRANNON JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 FOP= N8 W36 S8 E36$W36 FCP= N22 W20 S22 E20$ W20S27
FOP= S6 E56 N6 W56$ E56 $.

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	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,700

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							

REVIEW DATE 04/20/2022 BY JS Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 08/20/2025 BY SYS