

TAMARAW INVESTMENT LLC
1909 NW COUNTY RD 138
BRANFORD, FL 32008

16-4S-16-03041-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 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	06	VINYL ASB 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 Units	05	CONV 100 0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	03	03			
DOR CODE	0102	SFRES/MOBILE HOME			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	16416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	151,489
FOP	130	30		39	2,887
FOP	248	30		74	5,479
UEP	168	60		101	7,478
TOTALS	2,592			2,260	167,334

BUILDING CHARACTERISTICS

1	SINGLE FAM	0%	-	0
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,260	101.7045	113.91	257,437	1972	1972	0	0	0	35.00
Heated Area: 2046 HX Base Yr											

COLUMBIA COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,098	
TOTAL MARKET OB/XF VALUE		37,200	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		327,298	
SOH/AGL Deduction		13,336	
ASSESSED VALUE		313,962	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		313,962	
TOTAL JUST VALUE		327,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,298	
SALE:7:1: 4.37 ACRES WITH HOUSE (SHELLEY IS DAUGHT			
SALE:6:1: .63 AC WITH BARN ADDED TO EXISTING PRCL			
SALE:5:1: QUIT CLAIM			
SALE:3:1: TEN IN COMMON W/ RIGHTS OF SURVIVORSHIP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32410	MAINT/ALTR	25	10/20/2014
18901	PUMP/UTPOL	30	10/30/2001
11969	M H	125	12/17/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
1174/2372	4/14/2008	WD	Q I 03 0
GRANTOR:BRAD WILKES			
GRANTEE:TAMARAW INVESTMENT			
1121/1526	5/30/2007	CD	Q I 01 193,200
GRANTOR:BRAD WILKES			
GRANTEE:TAMARAW INVESTMENT			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W24 UEP= N12 W14 S12 E14\$ W42 FOP= W8 S31 E8 N31\$ S31 E30 FOP= S5 E26 N5 W26\$ E36 N31\$.			

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	0280	POOL R/CON	0	0	32	16		512.00	UT 70.00		70.00	100	1972	1972	3	40	14,336
2	0296	SHED METAL	0	0	0	0		1.00	UT 2,835.00		2,835.00	50	0	0	3	50	1,418
3	9947	Septic	0	0	0	0		3.00	UT 3,000.00		3,000.00	100			3	100	9,000
4	0180	FPLC 1STRY	0	0	0	0		1.00	UT 2,000.00		2,000.00	100	0	0	3	100	2,000
5	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00		7,000.00	100			3	100	7,000
6	0169	FENCE/WOOD	0	0	0	0		96.00	UT 13.50		13.50	100	2007	2007	3	100	1,296
7	0120	CLFENCE 4	0	0	0	0		200.00	UT 7.50		7.50	100	2007	2007	3	100	1,500
8	0166	CONC, PAVMT	0	0	0	0		1.00	UT 0.00		0.00	100	2014	2014	3	100	150
9	0166	CONC, PAVMT	0	0	0	0		1.00	UT 0.00		0.00	100	2019	2019	3	100	500

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		0		00	0.00	0.00	3.00	AC	1.00	1.00	1.00	9,000.00	9,000.00	27,000							
2	0200	C	MBL HM		0		00	0.00	0.00	2.00	AC	1.00	1.00	1.00	9,000.00	9,000.00	18,000							

TOTAL OB/XF

37,200

REVIEW DATE 07/11/2024 BY KS

Total Acres: 5.00

Total Land Value: 45,000

Market: 0

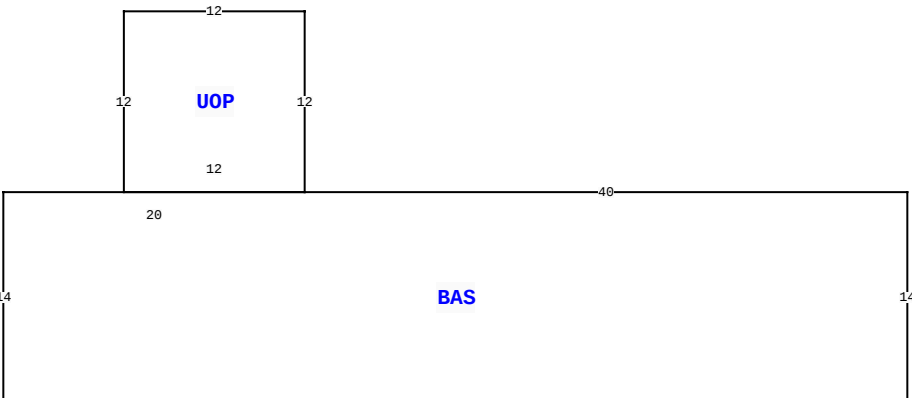
Agricultural: 0

Common: 45,000

PRINTED 11/18/2025 BY SYS

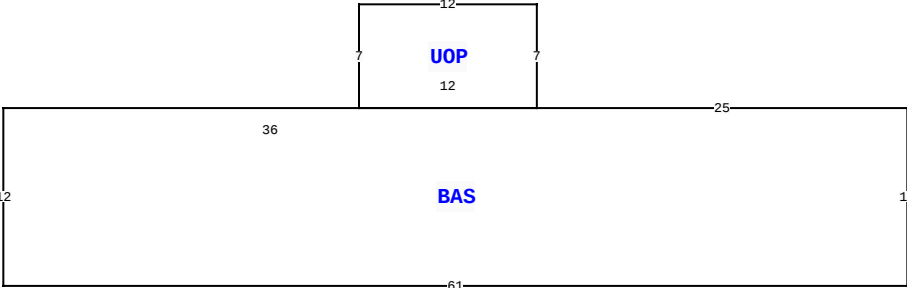
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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 5															
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY	STANDARD																			
Exterior Wall	31	0800	02	876	76.4235	45.85	40,165	1980	1980	0	0	50	60.00	20.00	Tax Group: 3	Tax Dist:																			
Roof Structur	03	3 MOBILE HME 0% - 0													Heated Area: 840 HX Base Yr																				
Roof Cover	01															BUILDING MARKET VALUE										245,098									
Interior Wall	04															TOTAL MARKET OB/XF VALUE										37,200									
Interior Floo	14															TOTAL LAND VALUE - MARKET										45,000									
Interior Floo	08															TOTAL MARKET VALUE										327,298									
Air Condition	02															SOH/AGL Deduction										13,336									
Heating Type	04	ASSESSED VALUE										313,962																							
Bedrooms		TOTAL EXEMPTION VALUE										0																							
Bathrooms		BASE TAXABLE VALUE										313,962																							
Stories	1.	TOTAL JUST VALUE										327,298																							
Architectual	01	NCON VALUE										0																							
Units	01	INCOME VALUE																																	
Condition Adj	02	PREVIOUS YEAR MKT VALUE										327,298																							
Kitchen Adjus	01																																		
Quality		02 02																																	
DOR CODE		0102 SFRES/MOBILE HOME																																	
MAP NUM		MKT AREA												06																					
NEIGHBORHOOD/LOC		16416.010 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	840	100		840	7,703																														
UOP	144	25		36	330																														
TOTALS		984		876		8,033		164 SW DAYLIGHT LOOP, LAKE CITY																											
EXTRA FEATURES		164 SW DAYLIGHT LOOP, LAKE CITY																																	
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																		
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																		

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Exterior Wall	01	MINIMUM 100								0800	02	753	50.9400	30.56	23,012	1973	1973	0	0	60.00	40.00	VALUATION BY								STANDARD																													
Roof Structur	03	GABLE/HIP 100								6 MOBILE HME 0% - 0										Heated Area: 732										HX Base Yr										Tax Group: 3								Tax Dist:											
Roof Cover	01	MINIMUM 100																		BUILDING MARKET VALUE										245,098																													
Interior Wall	04	PLYWOOD 100																		TOTAL MARKET OB/XF VALUE										37,200																													
Interior Floo	14	CARPET 90																		TOTAL LAND VALUE - MARKET										45,000																													
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Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										313,962																																							
Bedrooms		2 100								TOTAL EXEMPTION VALUE										0																																							
Bathrooms		1 100								BASE TAXABLE VALUE										313,962																																							
Stories	1.	1. 100								TOTAL JUST VALUE										327,298																																							
Architectual	01	CONV 100								12										NCON VALUE										0																													
Units	01	0 100																		INCOME VALUE										PREVIOUS YEAR MKT VALUE								327,298																					
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Kitchen Adjus	01	01 100																																																									
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NEIGHBORHOOD/LOC		16416.010	1.00/																																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA				SUBAREA MARKET VALUE																																																			
BAS	732	100		732				8,948																																																			
UOP	84	25		21				257																																																			
TOTALS		816		753				9,205																																																			
EXTRA FEATURES										164 SW DAYLIGHT LOOP, LAKE CITY										BLD DATE										LGL DATE										04/10/2025										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													
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																																			
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