AKA LOT 6 SUN PARK WOODS UNR: CO
SW1/4 OF NW1/4, RUN S 12 FT TO S
71 DEG E ALONG R/W 268.26 FT, N

BRANNON TONY S
1722 SW SALEM RD
LAKE CITY, FL 32024

2026

19-4S-16-03062-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

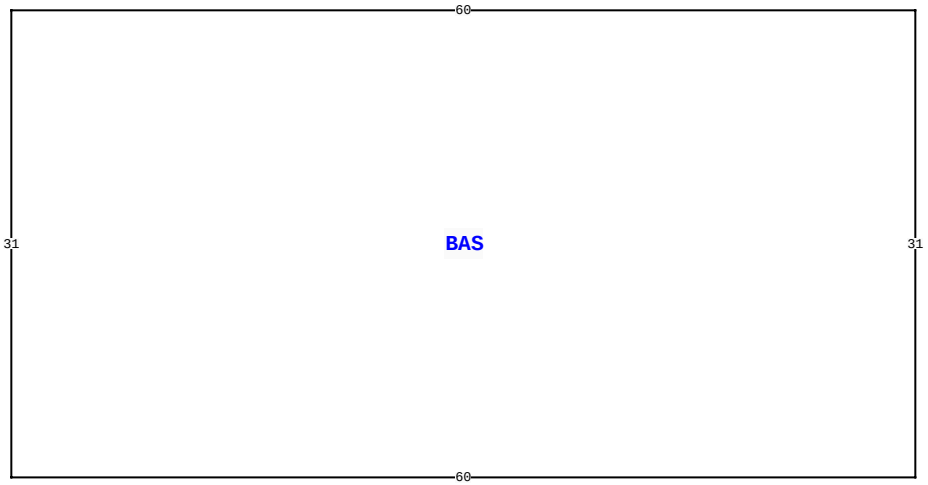
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	102,034
TOTALS	1,860			1,860	102,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	106.1100	99.74	185,516	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1860 HX Base Yr 2019



1722 SW SALEM RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,034
TOTAL MARKET OB/XF VALUE		11,650
TOTAL LAND VALUE - MARKET		62,060
TOTAL MARKET VALUE		124,207
SOH/AGL Deduction		43,677
ASSESSED VALUE		80,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,808
TOTAL JUST VALUE		175,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37493	M H	375	11/29/2018
19975	PUMP/UTPOL	30	09/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/2788	5/05/2025	QC	U	I	11	123,100
GRANTOR: BRANNON TONY S						
GRANTEE: BRANNON TONY S						
1400/2171	10/22/2019	WD	U	V	11	100
GRANTOR: CURTIS M & DAPHNE W S						
GRANTEE: TONY S JR & CHRISTY						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,650

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	0.75	8,000.00	6,000.00	54,060							

REVIEW DATE 04/29/2025 BY KS Total Acres: 10.01 Total Land Value: 10,523 Market: 54,060 Agricultural: 2,523 Common: 8,000 PRINTED 11/18/2025 BY SYS