AKA LOT 9 SUN PARK WOODS UNR: CO
SW1/4 OF NW1/4, RUN S 12 FT TO S
N 71 DEG E ALONG R/W 268.26 FT,

FRANKS BRADLEY/FRANKS KRISTEN
1886 SW SALEM RD
LAKE CITY, FL 32024

2026

19-4S-16-03062-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1880 SW SALEM RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	28,528
TOTAL MARKET VALUE	32,528
SOH/AGL Deduction	0
ASSESSED VALUE	32,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,528
TOTAL JUST VALUE	32,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19795	M H	125	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1553/113	10/29/2025	WD	Q	I	01	85,000
GRANTOR: BRANNEN JASON ROBERT						
GRANTEE: FRANKS BRADLEY						
1520/1833	7/30/2024	WD	Q	I	01	20,000
GRANTOR: WEST DEBRA LYNN						
GRANTEE: BRANNEN JASON ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.30	9,500.00	2,850.00	28,528							

REVIEW DATE 04/29/2025 BY KS Total Acres: 10.01 Total Land Value: 28,528 Market: 0 Agricultural: 0 Common: 28,528 PRINTED 11/18/2025 BY SYS