

BRANNON RONALD H/BRANNON TERESA H  
P O BOX 473  
LAKE CITY, FL 32056-0473

20-4S-17-08616-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur01COMMON BRK 100  
N/A 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor12HARDWOOD 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms2 100

Frame01NONE 100

Stories1. 1. 100

Architectural Units05CONV 100  
0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0707

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC20417.001.00/

TOTALS2,6711,976190,089

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,976119.2906133.61264,013199719970028.0072.00

1 SINGLE FAM 100% - 1998Heated Area: 1611HX Base Yr 1998

FCP

FSP

FST

BAS

FOP

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/08/2025MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE190,089

TOTAL MARKET OB/XF VALUE63,745

TOTAL LAND VALUE - MARKET160,560

TOTAL MARKET VALUE267,193

SOH/AGL Deduction76,637

ASSESSED VALUE190,556

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE139,834

TOTAL JUST VALUE414,394

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE417,712

SALE:6:1: SOLD REAL ESTATE BROKER

SALE:1:1: 5.18 AC

PERMIT NUMDESCRIPTIONAMTISSUED

000047395Roof Replacement20,00006/06/2023

37471PUMP/UTPOL5011/26/2018

35590POOL55007/21/2017

12060SFR12,06001/21/1997

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1359/05595/02/2018WDUII11100

GRANTOR: RONALD H BRANNON & TE

GRANTEE: RONALD H BRANNON &

1246/088711/29/2012LEUII11100

GRANTOR: SARA MINKLEY (RESE LI

GRANTEE: RONALD H BRANNON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N8 W27 S12 E26N4 E1\$ W1 S4 W26 FCP= N12 W20S20 E20 N8\$ S8 FST= W20 S7 E20 N7\$ S23 E12 FOP= S8 E25 N8 W25\$ E37 N35 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10020BARN, FR010030441,470.00UT10.0010.0010019971997310014,700

20040BARN, POLE01001620320.00UT1.501.50100199719973100480

30040BARN, POLE01001621336.00UT2.502.507019971997370588

40166CONC, PAVMT0100009,732.00UT2.252.25802009200938017,518

50280POOL R/CON010000484.00UT70.0070.001002017201738428,459

60294SHED WOOD/01001020200.00UT10.0010.001002017201731002,000

TOTAL OB/XF63,745

LAND DESCRIPTIONTOTAL OB/XF63,745

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRSFR100A-10.000.001.00AC1.001.001.008,000.008,000.008,000

25600ATIMBER 3TIMBER 300.000.0019.07AC1.001.001.00281.00281.005,359

39910MMKT. VAL. AGMKT. VAL. AG00.000.0019.07AC1.001.001.008,000.008,000.00152,560

REVIEW DATE07/27/2023BYjerryTotal Acres: 20.07Total Land Value: 13,359Market: 152,560Agricultural: 5,359Common: 8,000PRINTED 11/11/2025 BY SYS