

LOTS 17 & 18 BLOCK C SUWANNEE
VALLEY ESTATES S/D. ORB 365-73
598-337, 643-102, 678-190,

BRANDT DANIEL/BRANDT TRACI L
282 NW ABIGAIL LN
LAKE CITY, FL 32055

2026

22-2S-16-01718-017



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100		2,322	181,750
FCP	1,080	25		270	21,133
FOP	150	30		45	3,522
FSP	224	40		90	7,045
TOTALS	3,776			2,727	213,450

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	465.00	UT	2.00		
2	0120	CLFENCE 4	0	100	8	10	260.00	UT	4.50		
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	14.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-1200.00	120.00		2.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,727	107.5200	120.42	328,385	1974	1974	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 2322 HX Base Yr 2018											
282 NW ABIGAIL LN, LAKE CITY											

TOTAL OB/XF											
3,290											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		213,450	
TOTAL MARKET OB/XF VALUE		3,290	
TOTAL LAND VALUE - MARKET		18,900	
TOTAL MARKET VALUE		235,640	
SOH/AGL Deduction		96,405	
ASSESSED VALUE		139,235	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		88,513	
TOTAL JUST VALUE		235,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,640	

SALE:2:1: LOTS 17 & 18 BLK C SUWANNEE VALLEY EST.			
SALE:1:1: CONVEYANCE-EXCHANGE FOR COVENANT NOT TO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052063	Roof Replacement	22,500	01/14/2025
27380	MAINT/ALTR	70	09/29/2008
270016	STORAGE	105	05/15/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1313/1442	4/18/2016	WD	Q	I	01	119,900	
GRANTOR: SANDRA S LIVINGSTON							
GRANTEE: DANIEL & TRACI BRAN							
0939/0623	11/05/2001	WD	P	I	99	75,500	
GRANTOR: KENNETH & CODEY LATRE							
GRANTEE: SANDRA S LIVINGSTON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W36 FSP= N14 W16 S14 E16\$ W16 W34 S27 E25 FOP= S6 E25 N6 W25\$ E61 FCP= E40 N27 W40 S27\$ N27\$.											