

AKA LOT 41 TUSTENUGEE
 PLANTATION UNIT II UNREC:
 COMM NE COR, RUN W 1318.54

BRANNON MICHAEL J/BRANNON CYNTHIA C
 214 SW WALLFLOWER GLN
 FORT WHITE, FL 32038

2026

13-6S-16-09696-141


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		161,105

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	2009	Heated Area: 1800			HX Base Yr 2009				

BAS

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	161,105			
TOTAL MARKET OB/XF VALUE	31,150			
TOTAL LAND VALUE - MARKET	110,000			
TOTAL MARKET VALUE	302,255			
SOH/AGL Deduction	150,674			
ASSESSED VALUE	151,581			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	100,170			
TOTAL JUST VALUE	302,255			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	287,753			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33794	M H	0	02/26/2016
05212008	M H	520	06/12/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0969/0054	12/01/2002	WD	Q	V		30,000

GRANTOR: COLUMBIA PLANTATION C
 GRANTEE: MICHAEL & CYNTHIA B

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
1	0031	BARN,MT AE	0	100	40	40		12.00	12.00	100	2006	2006
2	0166	CONC,PAVMT	0	100	10	40		3.00	3.00	100	2006	2006
3	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100		
4	0060	CARPORT F	0	100	0	0		0.00	0.00	100	2010	2010
5	0060	CARPORT F	0	100	0	0		0.00	0.00	100	2010	2010
6	0080	DECKING	0	100	0	0		0.00	0.00	100	2010	2010
7	0296	SHED METAL	0	100	0	0		0.00	0.00	100	2010	2010

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S30 E60 N30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							