BEG AT NW COR OF SE1/4, RUN E 66
990.98 FT TO N R/W OF NOVA RD, N
ALONG R R/W 791.58 FT, N 8 DEG E

BRANNON JOHN/BRANNON LALONIE D
5711 TARPON CT
JACKSONVILLE, FL 32277

2026

14-2S-15-00064-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14215.00	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

2091 NW TIGER DRAIN RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,408
TOTAL MARKET VALUE	65,408
SOH/AGL Deduction	29,496
ASSESSED VALUE	35,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,912
TOTAL JUST VALUE	65,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050117	Right-of-Way Acce		06/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1209/1086	1/20/2011	WD	Q	V	01	27,000
GRANTOR: RODNEY COLE						
GRANTEE: JOHN & LALONIE D BR						
1202/2201	10/05/2010	QC	U	V	11	100
GRANTOR: RODNEY & STEPHANIE CO						
GRANTEE: RODNEY COLE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.22	AC		1.00	1.00	0.80	8,000.00	6,400.00	65,408							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 10.22 Total Land Value: 65,408 Market: 0 Agricultural: 0 Common: 65,408 PRINTED 06/09/2026 BY SYS