WEST 205 FT OF N3/4 OF W1/2 OF N FT OF N3/4 OF E1/2 OF SEC 17-4S-DESC IN WD 1494-1101.

BRANNAKA CHARLES D/BRANNAKA NANCY
1090 SW TOMPKINS ST
LAKE CITY, FL 32024

2027

16-4S-16-03024-051

BUILDING CHARACTERISTICS

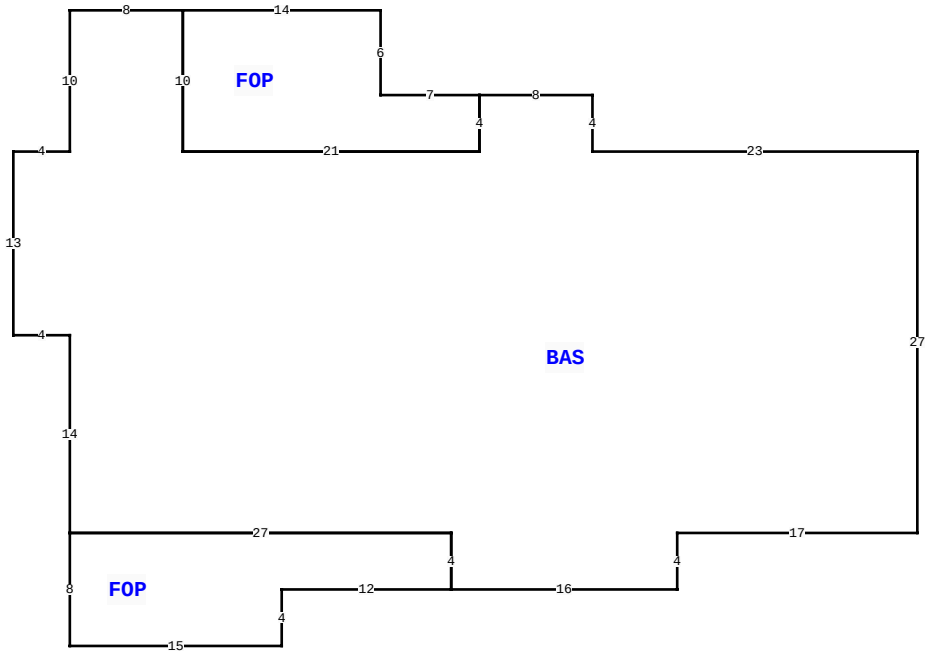
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	51,404
FOP	168	35		59	1,641
FOP	168	35		59	1,641
TOTALS	2,184			1,966	54,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,966	115.9000	69.54	136,716	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1848 HX Base Yr



1090 SW TOMPKINS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	70	1993	1993	3	70	1,512	
2	0166	CONC,PAVMT	0	100	0	0	1,175.00	UT	3.00	3.00	100	2007	2007	3	100	3,525	
3	0030	BARN,MT	0	0	24	40	960.00	UT	12.00	12.00	100	2007	2007	3	100	11,520	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
7	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
8	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	15,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,686
TOTAL MARKET OB/XF VALUE		42,757
TOTAL LAND VALUE - MARKET		107,070
TOTAL MARKET VALUE		132,342
SOH/AGL Deduction		37,526
ASSESSED VALUE		94,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,405
TOTAL JUST VALUE		204,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/684	7/15/2022	LE	U	I	14	100
GRANTOR: BRANNAKA CHALES D						
GRANTEE: BRANNAKA JOSEPH A						
1275/0445	5/19/2014	WD	U	I	30	100
GRANTOR: ELIZABETH S HUCHINGSO						
GRANTEE: NANCY & CHARLES D B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N4 W8 FOP= W7 N6 W14 S10 E21 N4$ S4 W21 N10 W8 S10 W4 S13 E4 S14 FOP= S8 E15 N4 E12 N4 W27$ E27 S4 E16 N4 E17 N27$.

LAND DESCRIPTION

TOTAL OB/XF 42,757

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	0102	C	SFR/MH	100		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	30,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.01	AC		1.00	1.00	1.00	445.00	445.00	4,899							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	77,070							

REVIEW DATE 07/09/2024 BY KS Total Acres: 17.01 Total Land Value: 34,899 Market: 77,070 Agricultural: 4,899 Common: 30,000 PRINTED 11/17/2026 BY SYS