

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.

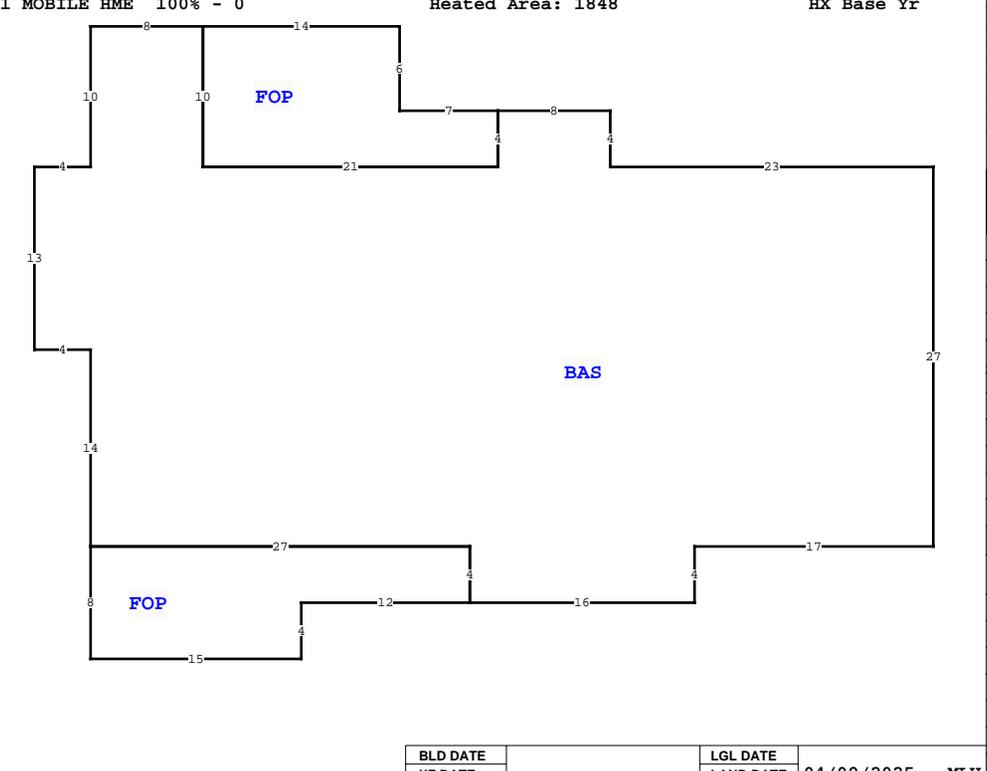
BRANNAKA CHARLES D/BRANNAKA NANCY
 1090 SW TOMPKINS ST
 LAKE CITY, FL 32024

2026

16-4S-16-03024-051


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,848	100	
FOP	168	35	
FOP	168	35	
TOTALS	2,184		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	- 0									Heated Area: 1848 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			39,809
ASSESSED VALUE			92,533
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			41,122
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						

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	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	
TOTAL OB/XF																42,757	

1090 SW TOMPKINS ST, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/09/2025
										INC DATE		AG DATE	MLU

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										
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	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							