

AKA LOT 9 SUN PARK WOODS UNR: CO  
 SW1/4 OF NW1/4, RUN S 12 FT TO S  
 N 71 DEG E ALONG R/W 268.26 FT,

FRANKS BRADLEY/FRANKS KRISTEN  
 1886 SW SALEM RD  
 LAKE CITY, FL 32024

**2026**

19-4S-16-03062-209  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,000 TOTAL LAND VALUE - MARKET 66,066 TOTAL MARKET VALUE 70,066 SOH/AGL Deduction 0 ASSESSED VALUE 70,066 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 70,066 TOTAL JUST VALUE 70,066 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,528											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		19416.020 1.00/																													
NEIGHBORHOOD/LOC		19416.020 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
EXTRA FEATURES																				1880 SW SALEM RD, LAKE CITY											
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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000															
LAND DESCRIPTION																				TOTAL OB/XF 4,000											
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	0700	C	MISC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.60	11,000.00	6,600.00	66,066														
REVIEW DATE 02/10/2026 BY TP Total Acres: 10.01 Total Land Value: 66,066 Market: 0 Agricultural: 0 Common: 66,066 PRINTED 05/12/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19795	M H	125	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/113	10/29/2025	WD Q	Q	I	01	85,000
GRANTOR: BRANNEN JASON ROBERT						
GRANTEE: FRANKS BRADLEY						
1520/1833	7/30/2024	WD Q	Q	I	01	20,000
GRANTOR: WEST DEBRA LYNN						
GRANTEE: BRANNEN JASON ROBER						

BUILDING NOTES

BUILDING DIMENSIONS