COMM SW COR OF SEC, RUN N 420
FT FOR POB, CONT N 200 FT, E
647.98 FT, S 620 FT, W 227.98

BRANNON RONALD H/BRANNON TERESA H
P O BOX 473
LAKE CITY, FL 32056-0473

2027

20-4S-17-08616-001

BUILDING CHARACTERISTICS

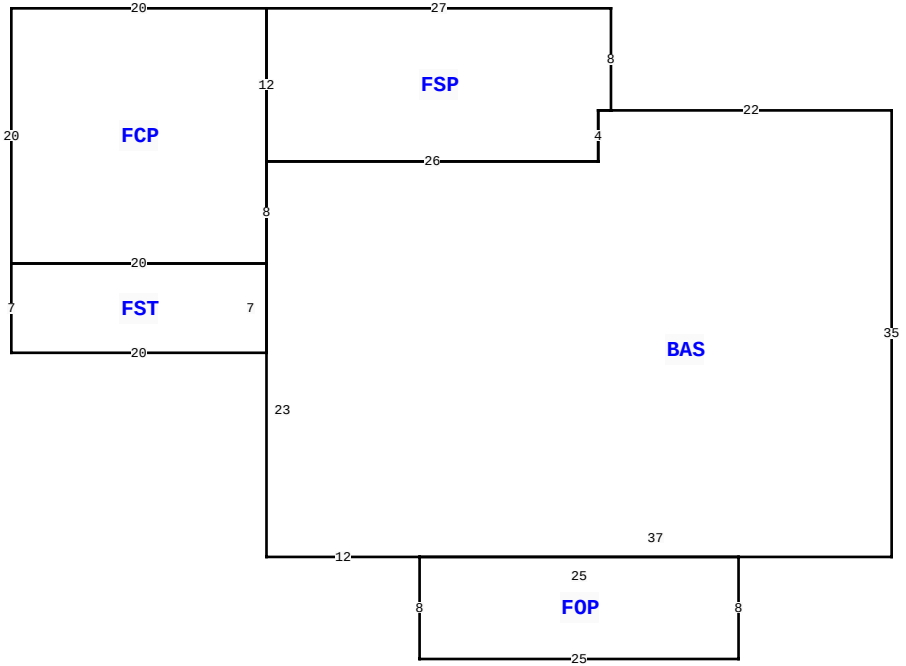
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100		1,611	152,204
FCP	400	25		100	9,448
FOP	200	30		60	5,669
FSP	320	40		128	12,093
FST	140	55		77	7,275
TOTALS	2,671			1,976	186,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,976	119.2906	131.22	259,291	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 1611 HX Base Yr 1998



1461 SW COUNTY ROAD 242A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0020	BARN,FR	0	100	30	44	1,470.00	UT	10.00	10.00	100	1997	1997	3	100	14,700	
2	0040	BARN,POLE	0	100	16	20	320.00	UT	1.50	1.50	100	1997	1997	3	100	480	
3	0040	BARN,POLE	0	100	16	21	336.00	UT	2.50	2.50	70	1997	1997	3	70	588	
4	0166	CONC,PAVMT	0	100	0	0	9,732.00	UT	2.25	2.25	80	2009	2009	3	80	17,518	
5	0280	POOL R/CON	0	100	0	0	484.00	UT	70.00	70.00	100	2017	2017	3	84	28,459	
6	0294	SHED WOOD/	0	100	10	20	200.00	UT	10.00	10.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,690
TOTAL MARKET OB/XF VALUE	63,745
TOTAL LAND VALUE - MARKET	180,630
TOTAL MARKET VALUE	264,794
SOH/AGL Deduction	69,237
ASSESSED VALUE	195,557
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	144,146
TOTAL JUST VALUE	431,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,464

SALE:6:1: SOLD REAL ESTATE BROKER

SALE:1:1: 5.18 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047395	Roof Replacement	20,000	06/06/2023
37471	PUMP/UTPOL	50	11/26/2018
35590	POOL	550	07/21/2017
12060	SFR	12,060	01/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/0559	5/02/2018	WD	U	I	11	100
GRANTOR: RONALD H BRANNON & TE						
GRANTEE: RONALD H BRANNON &						
1246/0887	11/29/2012	LE	U	I	11	100
GRANTOR: SARA MINKLEY (RESE LI						
GRANTEE: RONALD H BRANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N8 W27 S12 E26N4 E1$ W1 S4 W26 FCP= N12 W20S20 E20 N8$ S8 FST= W20 S7 E20 N7$ S23 E12 FOP= S8 E25 N8 W25$ E37 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 63,745

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5600	A	TIMBER 3	0			0.00	0.00	19.07	AC		1.00	1.00	1.00	281.00	281.00	5,359							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	19.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	171,630							

REVIEW DATE 07/27/2023 BY jerry Total Acres: 20.07 Total Land Value: 14,359 Market: 171,630 Agricultural: 5,359 Common: 9,000 PRINTED 11/17/2026 BY SYS