

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

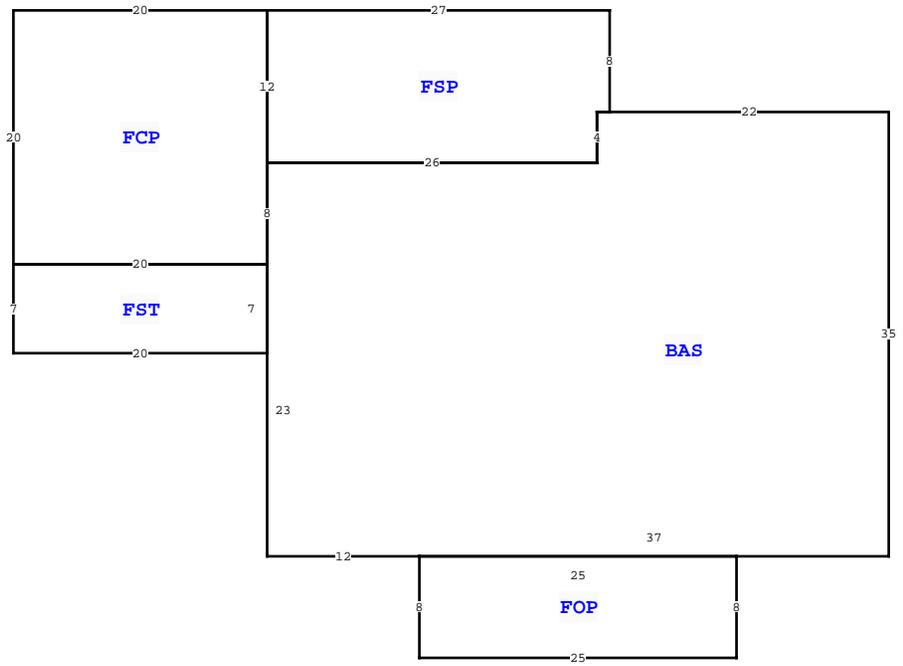
BRANNON RONALD H/BRANNON TERESA H
 P O BOX 473
 LAKE CITY, FL 32056-0473

2026

20-4S-17-08616-001

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	154,977
FCP	400	25		100	9,620
FOP	200	30		60	5,772
FSP	320	40		128	12,313
FST	140	55		77	7,407
TOTALS	2,671			1,976	190,089

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	1998		Heated Area: 1611		HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		190,089				
TOTAL MARKET OB/XF VALUE		63,745				
TOTAL LAND VALUE - MARKET		160,560				
TOTAL MARKET VALUE		267,193				
SOH/AGL Deduction		77,176				
ASSESSED VALUE		190,017				
TOTAL EXEMPTION VALUE		HX HB 51,411				
BASE TAXABLE VALUE		138,606				
TOTAL JUST VALUE		414,394				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		417,712				
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 / I /	V /	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						
BLD DATE						LGL DATE
XF DATE						LAND DATE
INC DATE						AG DATE
1461 SW COUNTY ROAD 242A , LAKE CITY						04/08/2025 MLU
BLD DATE						LGL DATE
XF DATE						LAND DATE
INC DATE						AG DATE
1461 SW COUNTY ROAD 242A , LAKE CITY						04/08/2025 MLU

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	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	
TOTALS															63,745		

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
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	8,000.00	8,000.00	152,560							