

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

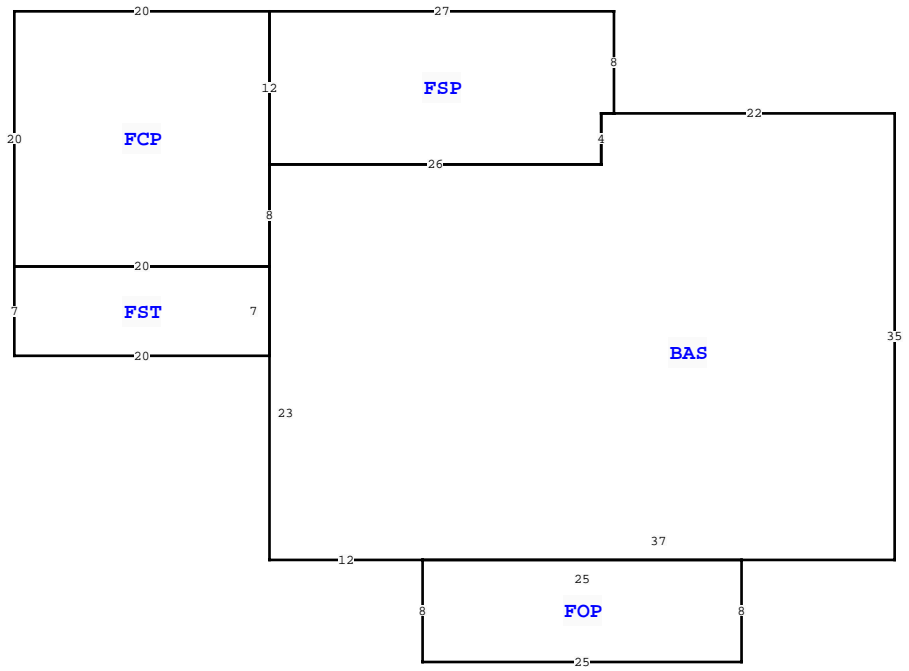
BRANNON RONALD H/BRANNON TERESA H  
 P O BOX 473  
 LAKE CITY, FL 32056-0473

**2026**

20-4S-17-08616-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,611	100	
FCP	400	25	
FOP	200	30	
FSP	320	40	
FST	140	55	
TOTALS	2,671		

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				180,630		
TOTAL MARKET VALUE				268,193		
SOH/AGL Deduction				78,176		
ASSESSED VALUE				190,017		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				138,606		
TOTAL JUST VALUE				434,464		
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	V I	RSN CD	SALE PRICE
1359/0559	5/02/2018	WD U	I	I	11	100
GRANTOR: RONALD H BRANNON & TE						
GRANTEE: RONALD H BRANNON &						
1246/0887	11/29/2012	LE U	I	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						05/07/2026 MLU
BLD DATE						LGL DATE
XF DATE						LAND DATE
INC DATE						AG DATE
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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	UT	10.00	10.00	100	1997	1997	3	100	14,700	
2	0040	BARN,POLE	0	100	16	20	UT	1.50	1.50	100	1997	1997	3	100	480	
3	0040	BARN,POLE	0	100	16	21	UT	2.50	2.50	70	1997	1997	3	70	588	
4	0166	CONC,PAVMT	0	100	0	0	UT	2.25	2.25	80	2009	2009	3	80	17,518	
5	0280	POOL R/CON	0	100	0	0	UT	70.00	70.00	100	2017	2017	3	84	28,459	
6	0294	SHED WOOD/	0	100	10	20	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	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							