

COMM NE COR OF SEC, RUN W  
ALONG N LINE OF SEC 49.62 FT  
FOR POB, RUN S 210 FT, W 210

CREEL BRANDON PREACLEY  
539 TIMBERCREST LANE  
ORANGE PARK, FL 32003

2026

25-5S-17-09372-002



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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 14,400 <b>TOTAL MARKET VALUE</b> 14,400 <b>SOH/AGL Deduction</b> 2,080 <b>ASSESSED VALUE</b> 12,320 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 12,320 <b>TOTAL JUST VALUE</b> 14,400 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 11,200																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1398/2792</td> <td>11/15/2019</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: SCOTTY CREEL GRANTEE: BRANDON PREACLEY CR 1069/0931      12/27/2005      QC      Q      V      01      100 GRANTOR: PREACLEY & KATHERINE GRANTEE: SCOTTY CREEL										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1398/2792	11/15/2019	QC	U	V	11	100
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026      MLU																							
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																											
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<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,400																										
<b>REVIEW DATE</b> 05/08/2026 <b>BY</b> MLU    Total Acres: 1.00    Total Land Value: 14,400    Market: 0    Agricultural: 0    Common: 14,400 <b>PRINTED 06/26/2026 BY SYS</b>																																											