

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										
DOR CODE 0000 VACANT																<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>											
MAP NUM      MKT AREA      02																											
NEIGHBORHOOD/LOC 25517.00 1.00/																<b>SALES DATA</b> OFF RECORD      DATE      TYPE      Q      V      RSN      SALE Number      INST      U      I      CD      PRICE 1398/2792      11/15/2019      QC      U      V      11      100 GRANTOR: SCOTTY CREEL GRANTEE: BRANDON PREACLEY CR 1069/0931      12/27/2005      QC      Q      V      01      100 GRANTOR: PREACLEY & KATHERINE GRANTEE: SCOTTY CREEL											
TOTALS																BLD DATE      LGL DATE XF DATE      LAND DATE      05/08/2026      MLU INC DATE      AG DATE											
EXTRA FEATURES						L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF	NOTES				

LAND DESCRIPTION										TOTAL OB/XF														
L	USE	CLS	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
N	CODE		DESCRIPTION		D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE	AND NOTES						
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							