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

2027

25-5S-17-09372-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	14,400
SOH/AGL Deduction	848
ASSESSED VALUE	13,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,552
TOTAL JUST VALUE	14,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.00 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/17/2026 BY SYS