LOT 1 BLOCK 3 UNIT 1 GWEN LAKE E
PB 842-2152 THRU 842-2174, 975-9

BRANNON ROBERT E III/BRANNON PATRICIA ANN
718 NW PALM DR
LAKE CITY, FL 32055

**2027**

**31-3S-17-05988-000**

## BUILDING CHARACTERISTICS

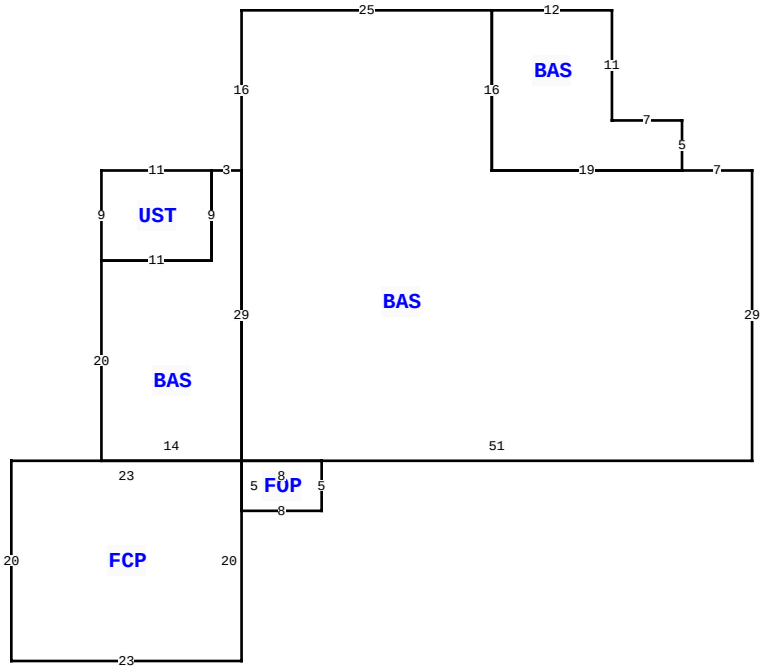
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 227 | 100 | | 227 | 18,956 |
| BAS | 307 | 100 | | 307 | 25,636 |
| BAS | 1,879 | 100 | | 1,879 | 156,907 |
| FCP | 460 | 25 | | 115 | 9,603 |
| FOP | 40 | 30 | | 12 | 1,002 |
| UST | 99 | 45 | | 45 | 3,758 |
| TOTALS | 3,012 | | | 2,585 | 215,862 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,585 | 116.7880 | 128.47 | 332,095 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2413 HX Base Yr




718 NW PALM DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 215,862 |
| TOTAL MARKET OB/XF VALUE | 3,400 |
| TOTAL LAND VALUE - MARKET | 19,851 |
| TOTAL MARKET VALUE | 239,113 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 239,113 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 239,113 |
| TOTAL JUST VALUE | 239,113 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 243,028 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 101 | MAINT/ALTR | 50 | 03/13/2013 |
| 1999 | ADDN SFR | 104 | 01/19/2011 |
| 377 | ADDN SFR | 0 | 02/21/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1553/832 | 10/23/2025 | WD | Q | I | 01 | 260,000 |
| GRANTOR: PEACON RANDALL JEFFRE | | | | | | |
| GRANTEE: BRANNON ROBERT E II | | | | | | |
| 1552/32 | 10/14/2025 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (O'CLA | | | | | | |
| GRANTEE: PEACON RANDALL JEFF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 N16 W25 S16 BAS= W3UST= W11 S9 E11 N9$ S9 W11 S20 E14 N29$ S29 FCP= W23 S20E23 N20$ FOP= S5 E8 N5 W8$ E51 N29 W7$ BAS= N5 W7 N11 W12 S16 E19$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 30 | 240.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 5 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 6 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,400

| 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 | 0100 | C | SFR | 0 | | *RSF-2 | 0.00 | 0.00 | 15,880.41 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 19,851 | | | | | | | |

REVIEW DATE 01/22/2026 BY TP Total Acres: 0.36 Total Land Value: 19,851 Market: 0 Agricultural: 0 Common: 19,851 PRINTED 11/17/2026 BY SYS