N1/2 OF LOTS 13 & 14 A C MILTON
COMM NW COR OF NE1/4, RUN S 39.7
THENCE RUN W 411.69 FT, S 486.78

BRATTON RENAE/BRATTON HUNTER
391 SW EQUESTRIAN WAY
LAKE CITY, FL 32024-5445

2027

32-5S-17-09475-113

BUILDING CHARACTERISTICS

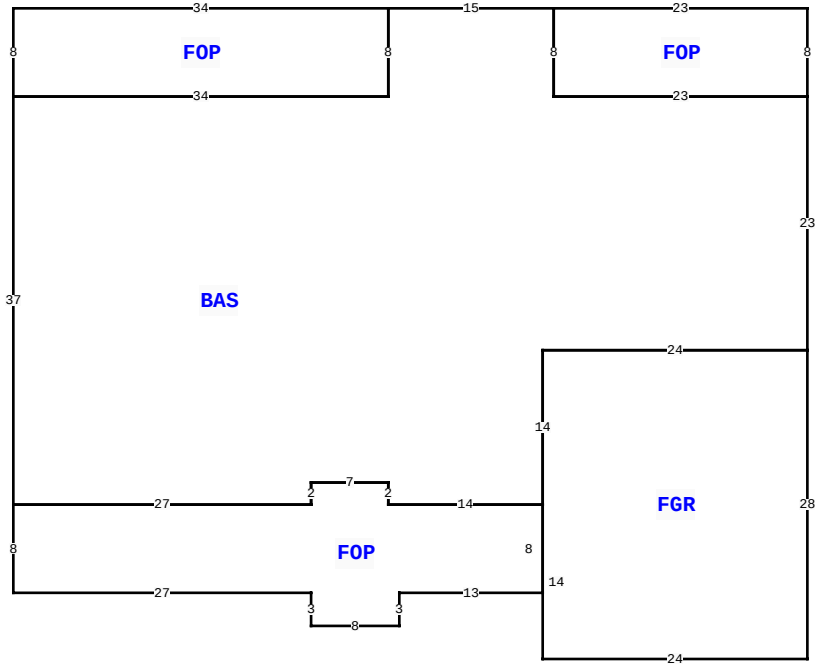
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,434	100		2,434	242,976
FGR	672	55		370	36,935
FOP	184	30		55	5,490
FOP	272	30		82	8,186
FOP	422	30		127	12,678
TOTALS	3,984			3,068	306,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,068	134.4420	147.89	453,727	1997	2000	0	0	0	32.50	67.50

2 SINGLE FAM 100% - 2027 Heated Area: 2434 HX Base Yr 2027



391 SW EQUESTRIAN WAY, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0280	POOL R/CON	0	100	0	0	560.00	UT	70.00	70.00	100	1999	1999	3	40	15,680	
2	0166	CONC,PAVMT	0	100	0	0	880.00	UT	1.50	1.50	100	1999	1999	3	100	1,320	
3	0020	BARN,FR	0	100	0	0	2,800.00	UT	11.00	11.00	100	1993	1993	3	100	30,800	
4	0040	BARN,POLE	0	100	28	20	560.00	UT	5.00	5.00	100	2027	2026		100	2,800	
5	0040	BARN,POLE	0	100	36	24	864.00	UT	5.00	5.00	100	2027	2026		100	4,320	
6	0120	CLFENCE 4	0	100	0	0	125.00	UT	6.00	6.00	100	2027	2026		100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		306,266
TOTAL MARKET OB/XF VALUE		55,670
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		472,156
SOH/AGL Deduction		0
ASSESSED VALUE		472,156
TOTAL EXEMPTION VALUE	HX HB 13	472,156
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,319

BLDG:1:1: GRAT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048859	Roof Replacement	37,300	12/14/2023
000047241	Remodel	7,411	05/16/2023
15162	POOL	105	03/04/1999
12173	SFR	355	02/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1268	8/10/2026	WD	Q	I	01	595,000
GRANTOR: MORIS ROBERTO						
GRANTEE: BRATTON RENAE						
1409/0299	3/30/2020	WD	Q	I	01	393,000
GRANTOR: STEVEN L & LUCINDA S						
GRANTEE: ROBERTO & JANET MOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W34 S8 E34 N8$S8 W34 S37 FOP= S8 E27 S3 E8 N3 E13 N8 W14 N2 W7 S2 W27$ E27 N2 E7 S2 E14 FGR= S14 E24N28 W24 S14$ N14 E24 N23 FOP= N8 W23 S8 E23$ W23 N8$.

LAND DESCRIPTION

TOTAL OB/XF 55,670

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		00	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							

REVIEW DATE 10/26/2026 BY TP Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS