

COLUMBIA COUNTY

Property Appraiser

Parcel 16-4S-16-03041-004

Owners

TAMARAW INVESTMENT LLC
1909 NW COUNTY RD 138
BRANFORD, FL 32008

Parcel Summary

Location	164 SW DAYLIGHT LOOP
Use Code	0102: SFRES/MOBILE HOME
Tax District	3: COUNTY
Acreage	5.0000
Section	16
Township	4S
Range	16
Subdivision	HILLTOP

Additional Site Addresses

217 SW DAYLIGHT LOOP
241 SW DAYLIGHT LOOP
268 SW DAYLIGHT LOOP
296 SW DAYLIGHT LOOP

Legal Description

E1/2 OF SE1/4 OF NE1/4 OF
SW1/4, EX RD R/W. ORB 368-848,
565-471, 783-500, 784-288,
826-1335, 826-1837, 836-963,
839-847, 840-271, 847-1827,
859-154, WD 993-426,
QC 1041-2870, CFD 1121-1526,
WD 1174-2372



Working Values

	2026
Total Building	\$245,098
Total Extra Features	\$37,200
Total Market Land	\$45,000
Total Ag Land	\$0
Total Market	\$327,298
Total Assessed	\$313,962
Total Exempt	\$0
Total Taxable	\$313,962
SOH Diff	\$13,336

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$245,098	\$220,172	\$200,967	\$168,882	\$142,354	\$131,042
Total Extra Features	\$37,200	\$37,200	\$37,200	\$29,224	\$16,592	\$16,592
Total Market Land	\$45,000	\$30,000	\$30,000	\$30,000	\$36,000	\$35,555
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$327,298	\$287,372	\$268,167	\$228,106	\$194,946	\$183,189
Total Assessed	\$285,420	\$259,473	\$235,885	\$214,441	\$194,946	\$183,189
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$285,420	\$259,473	\$235,885	\$214,441	\$194,946	\$183,189
SOH Diff	\$41,878	\$27,899	\$32,282	\$13,665	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1174/2372	2008-04-14	Q	03	WARRANTY DEED	Improved	\$0	Grantor: BRAD WILKES Grantee: TAMARAW INVESTMENT LLC
CD 1121/1526	2007-05-30	Q	01	CONTRACT FOR DEED	Improved	\$193,200	Grantor: BRAD WILKES Grantee: TAMARAW INVESTMENT LLC
WD 1041/2870	2005-03-30	Q	06	WARRANTY DEED	Vacant	\$100	Grantor: LORI G BRYANT Grantee: BRAD WILKES

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 0859/0154	1998-05-18	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$0	Grantor: LORI & JERRY BRYANT Grantee: JERRY & LORI BRYANT
<u>WD</u> 0847/1827	1997-10-22	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$0	Grantor: JERRY BRYANT Grantee: LORI GODWIN
<u>WD</u> 0839/0847	1997-05-07	<u>Q</u>	<u>02</u>	WARRANTY DEED	Improved	\$0	Grantor: JERRY W BRYANT Grantee: JERRY BRYANT & LORI GODWIN
<u>WD</u> 0826/1337	1996-08-13	<u>Q</u>		WARRANTY DEED	Improved	\$135,000	Grantor: VIRGINIA LACY TINER Grantee: JERRY BRYANT
<u>QC</u> 0826/1335	1995-10-20	<u>Q</u>	<u>01</u>	QUIT CLAIM DEED	Improved	\$0	Grantor: PINKHAM Grantee: VIRGINIA LACY
<u>WD</u> 0784/0288	1993-12-13	<u>Q</u>	<u>02</u>	WARRANTY DEED	Improved	\$0	Grantor: VIRGINIA TINER Grantee: GARY PINKHAM
<u>WD</u> 0783/0500	1993-12-03	<u>Q</u>	<u>03</u>	WARRANTY DEED	Improved	\$92,000	Grantor: VIRGINIA TINER Grantee: GARY S PINKHAM

Buildings

Building # 1, Section # 1, 94797, SFR

Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	2046	\$257,437	1972	1972	2,592	0.00%	35.00%	65.00%	\$167,334

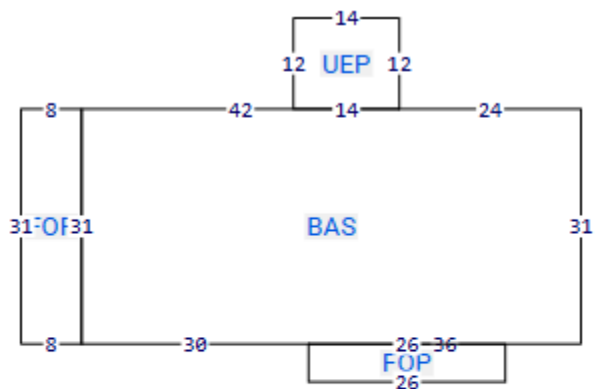
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,046	100%	2,046
<u>FOP</u>	130	30%	39
<u>FOP</u>	248	30%	74
<u>UEP</u>	168	60%	101

Type	Description	Code	Details
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01



Building # 3, Section # 1, 4284, MOBILE HOME

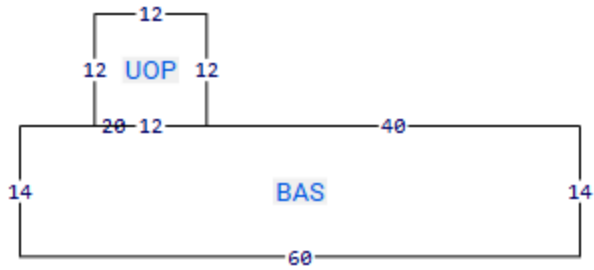
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	840	\$40,165	1980	1980	984	50.00%	80.00%	20.00%	\$8,033

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	02	WINDOW
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	840	100%	840
UOP	144	25%	36



Building # 6, Section # 1, 3682, MOBILE HOME

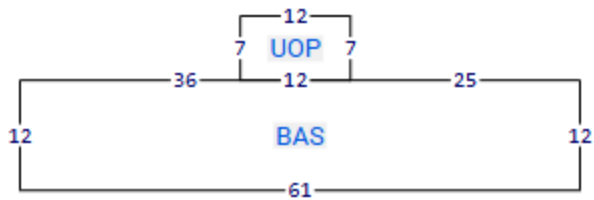
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	732	\$23,012	1973	1973	816	0.00%	60.00%	40.00%	\$9,205

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	01	MINIMUM
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	01	01
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	732	100%	732
UOP	84	25%	21



Building # 7, Section # 1, 14773, MOBILE HOME

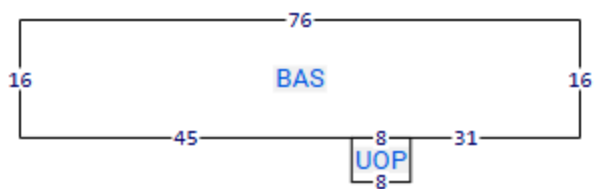
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	1216	\$74,871	1997	1997	1,264	0.00%	60.00%	40.00%	\$29,948

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,216	100%	1,216
UOP	48	25%	12



Building # 8, Section # 1, 12123, MOBILE HOME

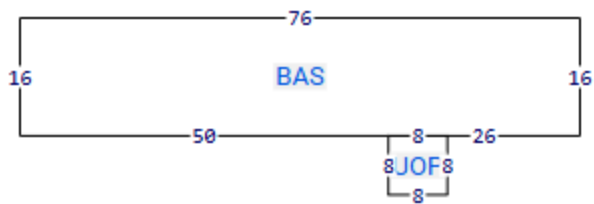
Type	Models	Heated Sq Ft	Repl Cost New	YrBltd	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	1216	\$76,446	1994	1994	1,280	0.00%	60.00%	40.00%	\$30,578

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,216	100%	1,216
UOP	64	25%	16



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0280	POOL R/CON	32	16	512.00	\$70.00	1972	40%	\$14,336
0296	SHED METAL			1.00	\$2,835.00	0	50%	\$1,418
9947	Septic			3.00	\$3,000.00		100%	\$9,000
0180	FPLC 1STRY			1.00	\$2,000.00	0	100%	\$2,000
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0169	FENCE/WOOD			96.00	\$13.50	2007	100%	\$1,296
0120	CLFENCE 4			200.00	\$7.50	2007	100%	\$1,500
0166	CONC,PAVMT			1.00	\$0.00	2014	100%	\$150
0166	CONC,PAVMT			1.00	\$0.00	2019	100%	\$500

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	3.00	\$9,000.00/AC	3.00	1.00	\$27,000
0200	MBL HM	00	.00	.00	2.00	\$9,000.00/AC	2.00	1.00	\$18,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jan 23, 2015	32410	MAINT/ALTR	COMPLETED	MAINT/ALTR
	18901	PUMP/UTPOL	COMPLETED	PUMP/UTPOL
	11969	M H	COMPLETED	M H

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 16, 2026.

Copyright © 2022 Columbia County. All rights reserved.
