

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 |
|------------------------------------|------------|----------|-----------|----------------------|----------|---------------|--|
| <u>WD</u> 1174/2372 | 2008-04-14 | <u>Q</u> | <u>03</u> | WARRANTY DEED | Improved | \$0 | Grantor: BRAD WILKES Grantee: TAMARAW INVESTMENT LLC |
| <u>CD</u> 1121/1526 | 2007-05-30 | <u>Q</u> | <u>01</u> | CONTRACT FOR DEED | Improved | \$193,200 | Grantor: BRAD WILKES Grantee: TAMARAW INVESTMENT LLC |
| <u>WD</u> 1041/2870 | 2005-03-30 | <u>Q</u> | <u>06</u> | 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 |

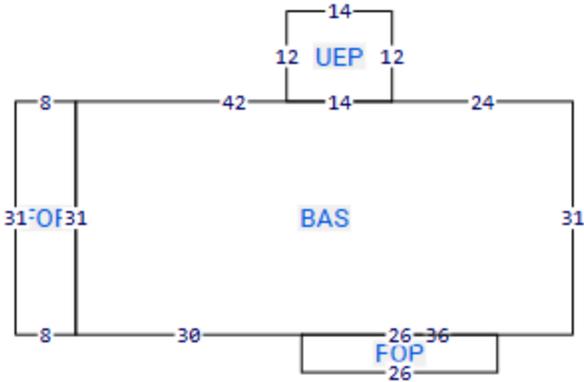
Structural Elements

| 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

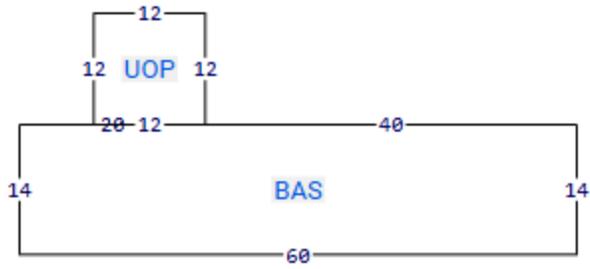
| Type | Models | Heated Sq Ft | Repl Cost New | YrBlit | Year Eff | Gross Area | Other % Dpr | Normal % Dpr | % Cond | Value |
|------|--------|--------------|---------------|--------|----------|------------|-------------|--------------|--------|---------|
| 0800 | 02 | 840 | \$40,165 | 1980 | 1980 | 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

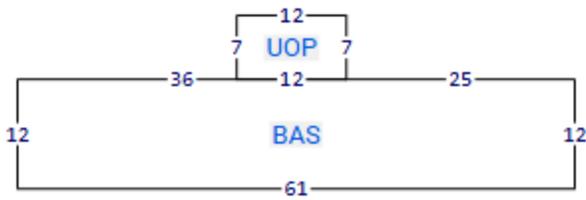
| Type | Models | Heated Sq Ft | Repl Cost New | YrBlt | Year Eff | Gross Area | Other % Dpr | Normal % Dpr | % Cond | Value |
|------|--------|--------------|---------------|-------|----------|------------|-------------|--------------|--------|---------|
| 0800 | 02 | 732 | \$23,012 | 1973 | 1973 | 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 | Architectural 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

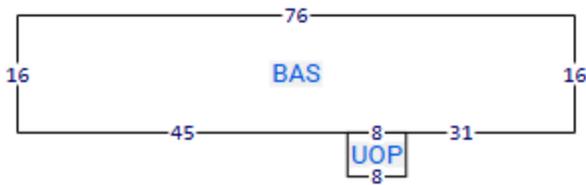
| Type | Models | Heated Sq Ft | Repl Cost New | YrBlt | Year Eff | Gross Area | Other % Dpr | Normal % Dpr | % Cond | Value |
|-------------|-----------|--------------|---------------|-------|----------|------------|-------------|--------------|--------|----------|
| <u>0800</u> | <u>02</u> | 1216 | \$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 |
|------------|------------|-----------------|---------------|
| <u>BAS</u> | 1,216 | 100% | 1,216 |
| <u>UOP</u> | 48 | 25% | 12 |



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

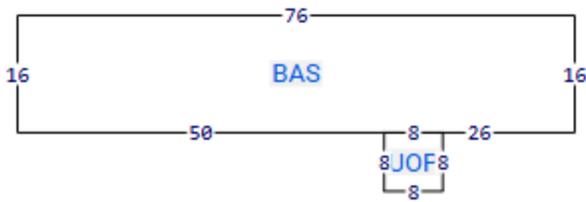
| Type | Models | Heated Sq Ft | Repl Cost New | YrBlt | Year Eff | Gross Area | Other % Dpr | Normal % Dpr | % Cond | Value |
|-------------|-----------|--------------|---------------|-------|----------|------------|-------------|--------------|--------|----------|
| <u>0800</u> | <u>02</u> | 1216 | \$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 |
|------------|------------|-----------------|---------------|
| <u>BAS</u> | 1,216 | 100% | 1,216 |
| <u>UOP</u> | 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.

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