

BEG SW COR OF SW1/4 OF SE1/4, RU
N 420 FT, W 210 FT, S 420 FT TO
THE W 210 FT OF NW1/4 OF NE1/4 A

BRYNE SHIRLEY M
P O BOX 1823
LAKE CITY, FL 32056

2024

26-4S-16-03194-000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	14	PREFIN MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	02	WINDOW 100		
Heating Type	02	CONVECTION 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			03	03
DOR CODE			0100	SINGLE FAMILY
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		26416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2,183	126,528
FOP	414	30	124	7,187
PTO	195	5	10	580
PTO	252	5	13	753
SFB	154	80	123	7,129
UEP	2,520	60	1,512	87,636
UOP	91	20	18	1,043
TOTALS	5,809		3,983	230,857

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,983	92.8872	89.17	355,164	1960	1960	0	0	0	35.00	65.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 2337													
HX Base Yr													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1												2	
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 2												Tax Dist:	
BUILDING MARKET VALUE												230,857	
TOTAL MARKET OB/XF VALUE												18,436	
TOTAL LAND VALUE - MARKET												30,000	
TOTAL MARKET VALUE												279,293	
SOH/AGL Deduction												159,269	
ASSESSED VALUE												120,024	
TOTAL EXEMPTION VALUE												HX HB 50,000	
BASE TAXABLE VALUE												70,024	
TOTAL JUST VALUE												279,293	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												279,293	

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1983	1983	3
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
TOTAL OB/XF													
18,436													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00
TOTAL ADJ													
1.00													
UNIT PRICE													
15,000.00													
ADJ UNIT PRICE													
15,000.00													
LAND VALUE													
30,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR													
DENSITY													
DECL													
FRZ													
YR													
CONSRV													