COMM NW COR OF SE1/4 OF NW1/4, E FT FOR POB, E 145.54 FT, S 139.7 FT, N 139.70 FT TO POB.

BRYANT TAWANNA
4910 SW BIRLEY AVE
LAKE CITY, FL 32024

**2026**

**06-4S-17-07999-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

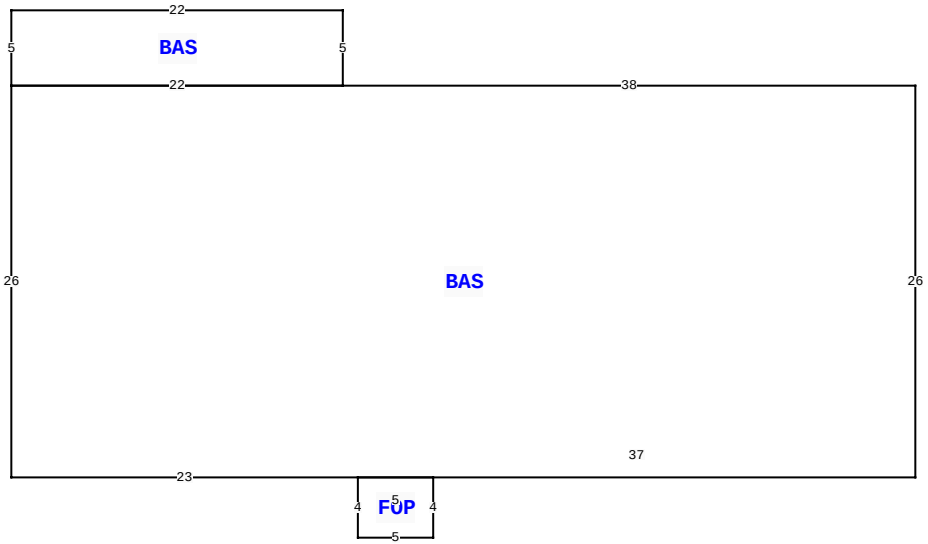
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 19 | COMMON BRK 40 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 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 | 7200 | PRVT SCHL/DAY CARE |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 110 | 100 | | 110 | 5,593 |
| BAS | 1,560 | 100 | | 1,560 | 79,329 |
| FOP | 20 | 30 | | 6 | 305 |
| TOTALS | 1,690 | | | 1,676 | 85,228 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9000 | 01 | 1,676 | 109.4940 | 59.13 | 99,102 | 1965 | 2010 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SCH/PRIVT 0% - 2024 Heated Area: 1670 HX Base Yr




1226 SW GRANDVIEW ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 85,228 |
| TOTAL MARKET OB/XF VALUE | 1,500 |
| TOTAL LAND VALUE - MARKET | 24,375 |
| TOTAL MARKET VALUE | 111,103 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 111,103 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 111,103 |
| TOTAL JUST VALUE | 111,103 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 112,094 |

LAND:1:1: 145.54 X 139.72 + 105 SF.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1485/150 | 2/21/2023 | WD | U | I | 35 | 190,000 |
| GRANTOR: BULLFROGS & BUTTERFLI | | | | | | |
| GRANTEE: BRYANT TAWANNA | | | | | | |
| 1141/1988 | 1/24/2008 | WD | Q | I | 03 | 200,000 |
| GRANTOR: GEORGE E JR & TERESA | | | | | | |
| GRANTEE: BULLFROGS & BUTTERF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 BAS= N5 W22 S5 E22$W22 S26 E23 FOP= S4 E5 N4 W5$E37 N26$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1994 | 1994 | 3 | 100 | 1,000 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | 7200 | C | SCHOOL PRI | 0 | | RSF/MH | 0.00 | 0.00 | 19,500.00 | SF | | 1.00 | 1.00 | 1.25 | 1.00 | 1.25 | 24,375 | | | | | | | |

REVIEW DATE 03/22/2023 BY ME Total Acres: 0.45 Total Land Value: 24,375 Market: 0 Agricultural: 0 Common: 24,375 PRINTED 11/11/2025 BY SYS