LOT 32 COUNTRY CREEK.
ORB 456-103, (DC HENRY GRADY MAY

WALKER CASEY/WALKER JEFFREY RYAN
326 SE BREAM LP
LAKE CITY, FL 32025

2026

15-4S-17-08359-072

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

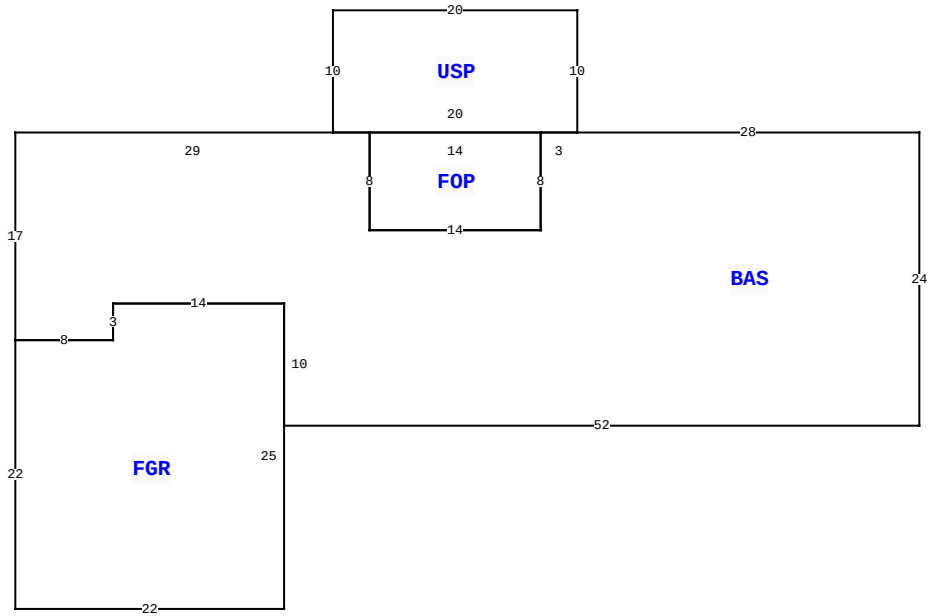
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100		1,468	133,445
FGR	526	55		289	26,271
FOP	112	30		34	3,091
USP	200	35		70	6,364
TOTALS	2,306			1,861	169,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	124.8681	139.85	260,261	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1468 HX Base Yr 2017



326 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,170
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		190,170
SOH/AGL Deduction		82,541
ASSESSED VALUE		107,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,907
TOTAL JUST VALUE		190,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30560	MAINT/ALTR	45	10/24/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/2017	4/05/2016	WD	Q	I	01	108,900
GRANTOR: JASON & JENNIFER LAUB						
GRANTEE: CASEY & JEFFREY RYA						
1229/0397	1/31/2012	WD	U	I	12	87,500
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JASON & JENNIFER LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 USP= N10 W20 S10 E20$ W3 FOP= W14 S8 E14 N8$ S8 W14 N8 W29 S17 FGR= S22 E22 N25 W14 S3 W8$ E8 N3 E14 S10 E52 N24$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.47 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS