W1/2 OF NW1/4 OF NW1/4 EX THE N

459-247, 736-615, PR 1376-1051,

BRYANT JERRY W JR/BRYANT JOYCE
1531 LANEY DR
PALM HARBOR, FL 34683

2025

24-4S-16-03108-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

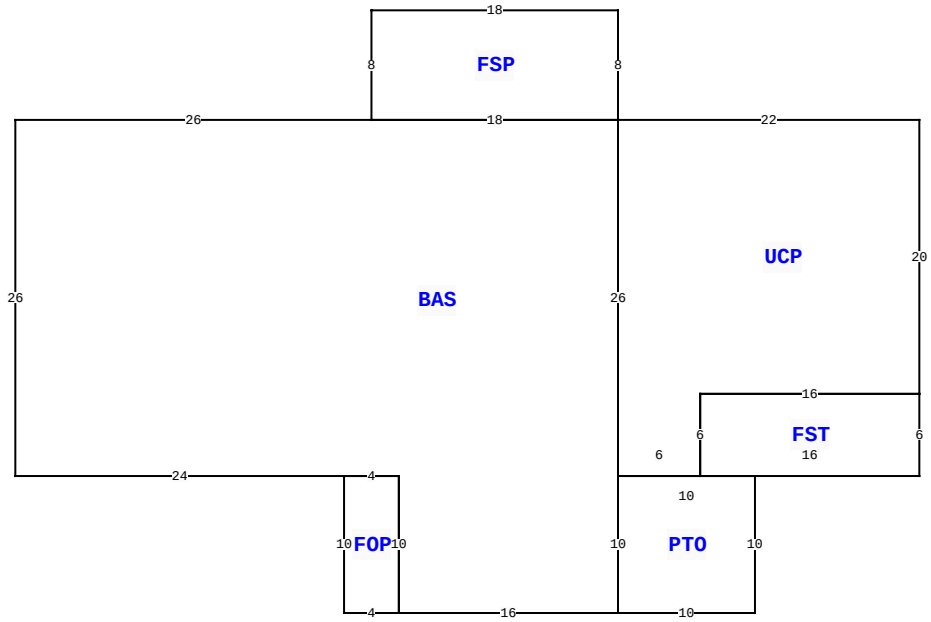
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100		1,304	105,755
FOP	40	30		12	973
FSP	144	40		58	4,704
FST	96	55		53	4,298
PTO	100	5		5	406
UCP	476	20		95	7,704
TOTALS	2,160			1,527	123,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	111.4000	124.77	190,524	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2021 Heated Area: 1304 HX Base Yr



1059 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,841
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	102,500
TOTAL MARKET VALUE	229,001
SOH/AGL Deduction	24,117
ASSESSED VALUE	204,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,884
TOTAL JUST VALUE	229,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1471	9/01/2020	QC	U	I	11	0
GRANTOR: SHERRIANNE BRYANT						
GRANTEE: JERRY W JR & JOYCE						
1416/1928	7/31/2020	QC	U	I	11	0
GRANTOR: SHERRIANNE BRYANT						
GRANTEE: JERRY W JR & JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 E24 FOP= S10 E4N10 W4$ E4 S10 E16 PTO= E10 N10 W10 S10$ N10 UCP= E6 FST= E16 N6 W16 S6$ N6 E16 N20 W22 S26$ N26 FSP= N8 W18 S8 E18$ W18$.

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	75	1993	1993	3	75	360	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	98,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 15.00 Total Land Value: 102,500 Market: 0 Agricultural: 0 Common: 102,500 PRINTED 06/25/2025 BY SYS