COMM NW COR OF NE1/4 OF SW1/4, R
FT, S 2184.03 FT, W 95.62 FT, N
W 616.14 FT, N 1905.41 FT TO POB

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

2026

26-4S-16-03190-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

406 SW BRYNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	186,450
TOTAL MARKET VALUE	17,953
SOH/AGL Deduction	2,713
ASSESSED VALUE	15,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,240
TOTAL JUST VALUE	193,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,450

SALE:1:1: 32.25 ACRES VACANT LAND (1764 @ AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24373	M H	384	04/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/2259	6/12/2024	LE	U	I	14	100
GRANTOR: BYRNE SHIRLEY (ENH LE						
GRANTEE: WILDER ANGELA (RMDR						
1351/2544	1/20/2018	QC	U	V	11	100
GRANTOR: LLOYD E HINES JR						
GRANTEE: SHIRLEY M BRYNE						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.16	AC		1.00	1.00	1.00	280.00	280.00	4,805							
2	5600	A	TIMBER 3	0		00	0.00	0.00	7.93	AC		1.00	1.00	1.00	281.00	281.00	2,228							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.81	AC		1.00	1.00	1.00	445.00	445.00	3,920							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	33.90	AC		1.00	1.00	1.00	5,500.00	5,500.00	186,450							

REVIEW DATE 07/12/2019 BY KR Total Acres: 33.90 Total Land Value: 10,953 Market: 186,450 Agricultural: 10,953 Common: 0 PRINTED 11/19/2025 BY SYS