

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

2026

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

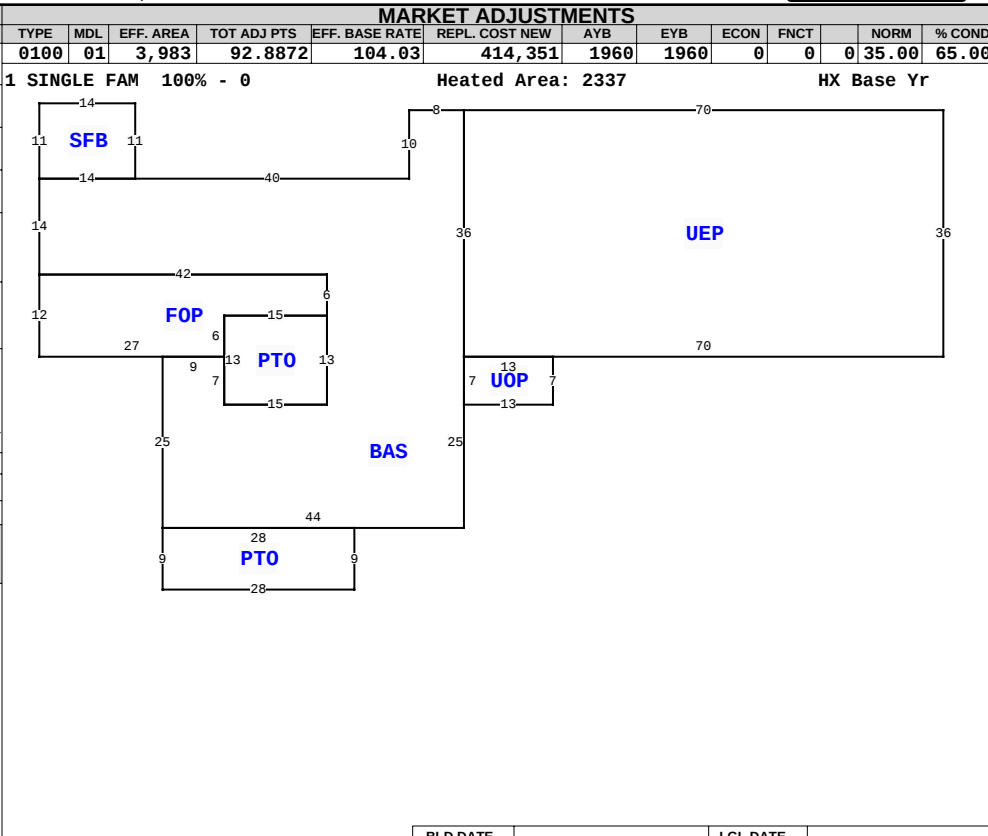
Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26416.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100		2,183	147,613
FOP	414	30		124	8,385
PTO	195	5		10	676
PTO	252	5		13	879
SFB	154	80		123	8,317
UEP	2,520	60		1,512	102,240
UOP	91	20		18	1,217
TOTALS	5,809			3,983	269,328

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.00

REVIEW DATE 12/02/2024 BY SYS



1207 SW KING ST, LAKE CITY				BLD DATE						LGL DATE		04/07/2025	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
512.00	UT	70.00	70.00	100	1983	1983	3	40	14,336				
1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200				
1.00	UT	0.00	0.00	100	1993	1993	3	100	900				
1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000				
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TOTAL OB/XF									
18,436									

Total Acres: 2.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		269,328	
TOTAL MARKET OB/XF VALUE		18,436	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		323,764	
SOH/AGL Deduction		196,554	
ASSESSED VALUE		127,210	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		76,488	
TOTAL JUST VALUE		323,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048887	Electrical Servic	0	12/20/2023
37764	MAINT/ALTR	0	02/19/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1516/2259	6/12/2024	LE	U	I	14
GRANTOR: BYRNE SHIRLEY (ENH LE)					
GRANTEE: WILDER ANGELA (RMDR)					
0840/0480	3/07/1997	QC	Q	V	01
GRANTOR: GERALD E & BERTHA M S					
GRANTEE: DONALD W & SHIRLEY					

BUILDING NOTES									
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BUILDING DIMENSIONS

UEP= W70 BAS= W8 S10 W40 SFB= N11W14 S11 E14\$ W14 S14 FOP= E42 S6 W15 S6 W27 N12\$ E42 S6 PTO= S13 W15 N13 E15\$ S13 W15 N7 W9 S25 PTO= S9 E28N9 W28\$ E44 N25 UOP= S7 E13 N7 W13\$ N36\$ S36 E70 N36\$.

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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