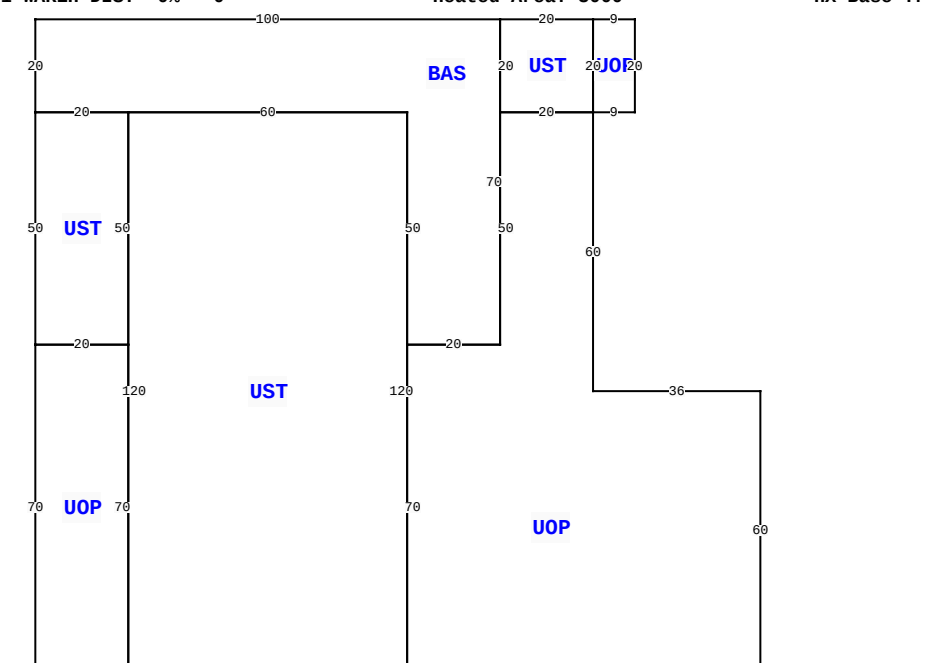


BRYNE SHIRLEY M
P O BOX 1823
LAKE CITY, FL 32056

26-4S-16-03194-003

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION																	PAGE 1 of 2												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	15	CONC BLOCK 100	8200	06	9,562	48.7080	18.02	172,307	1964	1964	5	0	20	50.00	25.00	VALUATION BY STANDARD													
Roof Structure	04	WOOD TRUSS 100	1 WAREH DIST 0% - 0 Heated Area: 3000 HX Base Yr													Tax Group: 2 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 46,375													
Interior Wall	01	MINIMUM 100														TOTAL MARKET OB/XF VALUE 39,283													
Interior Floor	03	CONC FINSH 100														TOTAL LAND VALUE - MARKET 187,385													
Ceiling	02	F.NOT SUS 100														TOTAL MARKET VALUE 100,427													
Air Condition	01	NONE 100														SOH/AGL Deduction 0													
Heating Type	01	NONE 100														ASSESSED VALUE 100,427													
Plumbing		4 100														TOTAL EXEMPTION VALUE 0													
Frame	03	MASONRY 100														BASE TAXABLE VALUE 100,427													
Story Height		8 100														TOTAL JUST VALUE 273,043													
RMS		4 100														NCON VALUE 0													
Stories	1.	1. 100	INCOME VALUE																										
Units		0 100	PREVIOUS YEAR MKT VALUE 273,043																										
Condition Adj	01	01 100																											
Quality 01 01																													
DOR CODE 5010 IMP AG/COMMERCIAL																													
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	3,000	100		3,000	13,515																								
UOP	180	30		54	243																								
UOP	1,400	30		420	1,892																								
UOP	5,960	30		1,788	8,055																								
UST	400	50		200	901																								
UST	1,000	50		500	2,253																								
UST	7,200	50		3,600	16,218																								
TOTALS 19,140			9,562			43,077																							
EXTRA FEATURES			137 SW BRYNE CT, LAKE CITY										BLD DATE				LGL DATE		05/16/2023		MLU								
													XF DATE				LAND DATE												
													INC DATE				AG DATE												
L N	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	0297	SHED CONCR	0	0	9	11		99.00	UT 10.00	10.00	50	0	0	3	50	495													
2	0214	GRN HOUSE	0	0	150	106		15,900.00	UT 2.50	2.50	20	0	0	3	20	4,000													
3	0294	SHED WOOD/	0	0	14	26		364.00	UT 7.50	7.50	30	0	0	3	30	819													
4	0166	CONC, PAVMT	0	0	0	0		1.00	UT 700.00	700.00	100	0	0	3	100	700													
5	0214	GRN HOUSE	0	0	16	60		960.00	UT 2.50	2.50	50	0	0	3	50	1,200													
6	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000													
7	0327	STABLES-SM	0	0	51	36		1,836.00	UT 5.60	5.60	20	0	0	3	20	2,056													
8	0297	SHED CONCR	0	0	14	10		140.00	UT 8.00	8.00	80	0	0	3	80	896													
9	0214	GRN HOUSE	0	0	30	92		2,760.00	UT 2.50	2.50	20	0	0	3	20	1,380													
10	0214	GRN HOUSE	0	0	43	192		8,256.00	UT 2.50	2.50	20	0	0	3	20	4,128													
LAND DESCRIPTION										TOTAL OB/XF 22,674																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.53	AC		1.00	1.00	1.00	280.00	280.00	6,588												
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.54	AC		1.00	1.00	1.00	281.00	281.00	2,681												
4	9910	M	MKT. VAL.AG	0		A-1	0.00	0.00	33.07	AC		1.00	1.00	1.00	5,500.00	5,500.00	181,885												
REVIEW DATE	01/10/2025	BY	ME	Total Acres: 34.07		Total Land Value: 14,769		Market: 181,885		Agricultural: 9,269		Common: 5,500		PRINTED 11/18/2025 BY SYS															

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