

N1/2 OF THE FOLLOWING: THE S
330 FT OF THE N 396 FT OF
SE1/4 OF SW1/4.

BRYAN PAUL S/BRYAN PATRICIA K
1731 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

35-3S-15-00278-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

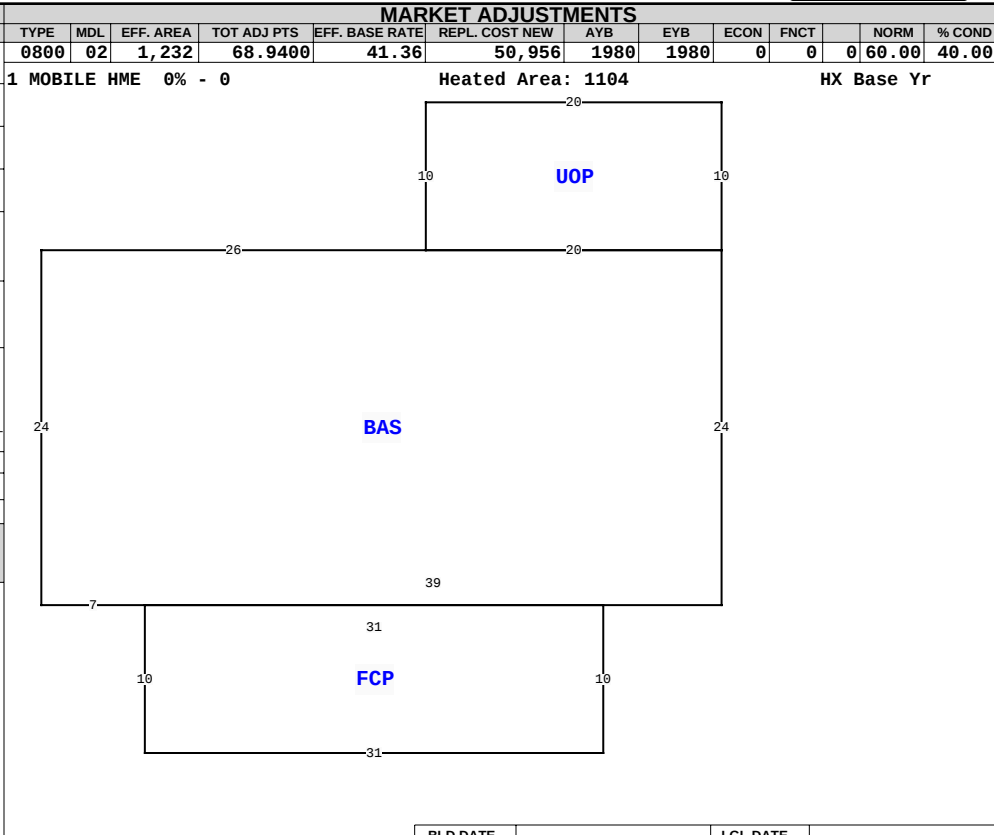
Quality	01 01		
DOR CODE	5000IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	18,264
FCP	310	25		78	1,290
UOP	200	25		50	827
TOTALS	1,614			1,232	20,382

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	20	20	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.50	AC	
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.50	AC	

REVIEW DATE 07/20/2023 BY JB



1781 SW KOONVILLE AVE, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
8,000											

Total Acres: 4.50 Total Land Value: 1,260 Market: 49,500 Agricultural: 1,260 Common: 0

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				20,382				
TOTAL MARKET OB/XF VALUE				8,000				
TOTAL LAND VALUE - MARKET				49,500				
TOTAL MARKET VALUE				29,642				
SOH/AGL Deduction				7,324				
ASSESSED VALUE				22,318				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				22,318				
TOTAL JUST VALUE				77,882				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				77,882				
LAND:2:1: JOINS RE #00278-003 (TOTAL OF 117.50 AC)								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0628/0257		7/13/1987		WD	Q	I		28,000
GRANTOR : ANGELINI								
GRANTEE : HUNT								
0407/0590		6/01/1978		N/A	Q	V		9,160
GRANTOR :								
GRANTEE :								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W26 S24 E7 FCP= S10 E31N10 W31\$ E39 N24 UOP= N10 W20S10 E20\$ W20\$.								

PRINTED 11/19/2025 BY SYS