S1/2 OF GOV'T LOT 1. (AKA PART O
BRYAN S/D UNR).

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

2026

36-1N-16-01548-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	901116.00 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,114
TOTAL MARKET VALUE	7,102
SOH/AGL Deduction	0
ASSESSED VALUE	7,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,102
TOTAL JUST VALUE	26,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,114

SALE:1:1: SPECIAL WD ORB 942-2063.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/2063	12/17/2001	WD	Q	V	01	302,200

GRANTOR: INTERNATIONAL PAPER C
GRANTEE: PAUL S & PATRICIA B

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0			0.00	0.00	24.90	AC		1.00	1.00	1.00	281.00	281.00	6,997							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
3	5997	A	RIVERS/BAYS/	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	25.00	25.00	25							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	27.90	AC		1.00	1.00	1.00	936.00	936.00	26,114							

REVIEW DATE 05/08/2009 BY DF Total Acres: 27.90 Total Land Value: 7,102 Market: 26,114 Agricultural: 7,102 Common: 0 PRINTED 11/21/2025 BY SYS