LOT 12 UNIT 6 THREE RIVERS ESTAT
472-222, 803-1634,

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

2026

00-00-00-00641-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.06 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	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/13/2025 MLU
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	18,720
TOTAL MARKET VALUE	18,720
SOH/AGL Deduction	3,619
ASSESSED VALUE	15,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,101
TOTAL JUST VALUE	18,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,720

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/1634	8/11/1994	WD	U	V	12	12,500

GRANTOR: THREE RIVERS ESTATES
GRANTEE: PAUL & PATRICIA BRY

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	0020	C	VAC/WATER	0		A-1	0.00	0.00	60.00	FF		1.00	1.00	0.42	750.00	312.00	18,720							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.55 Total Land Value: 18,720 Market: 0 Agricultural: 0 Common: 18,720 PRINTED 06/11/2026 BY SYS