LOT 17 BLOCK 4 FOREST HILLS S/D

432-147,

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

2026

00-00-00-07738-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

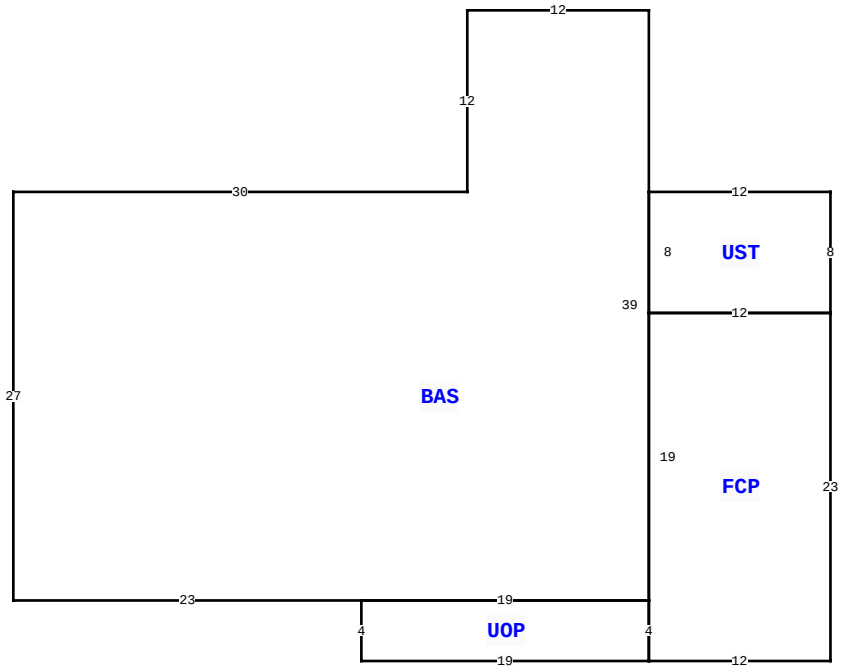
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100		1,278	99,834
FCP	276	25		69	5,390
UOP	76	20		15	1,172
UST	96	45		43	3,359
TOTALS	1,726			1,405	109,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,405	107.3025	120.18	168,853	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1278 HX Base Yr



932 SE LANTANA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	109,754
TOTAL MARKET OB/XF VALUE	550
TOTAL LAND VALUE - MARKET	13,512
TOTAL MARKET VALUE	123,816
SOH/AGL Deduction	1,387
ASSESSED VALUE	122,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,429
TOTAL JUST VALUE	123,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
432/147	8/03/1979	WD	Q	I	01	1,257

GRANTOR: RUSSELL F G

GRANTEE: BRYAN PAUL S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S12 W30 S27 E23 E19 N39 $
FCP=[ORIG=0,39] S4 E12 N23 W12 S19 $
UST=[ORIG=0,20] E12 N8 W12 S8 $
UOP=[ORIG=-19,39] S4 E19 N4 W19 $.

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 550

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	0100	C	SFR	0		*RSF-2	0.00	0.00	9,008.00	SF		1.00	1.00	1.00	1.50	1.50	13,512							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.21 Total Land Value: 13,512 Market: 0 Agricultural: 0 Common: 13,512 PRINTED 06/08/2026 BY SYS