COMM SE COR NE1/4 OF NW1/4, RUN FOR POB, RUN W 203 FT, N 240 FT, FT, S 240 FT TO POB, EX S1/2 AS

BRYANT JOHN ALLEN
1072 NE DREW RD
LAKE CITY, FL 32055-8427

2026

03-2S-17-04665-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.00	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

1072 NE DREW RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	2,833
TOTAL MARKET VALUE	9,833
SOH/AGL Deduction	2,500
ASSESSED VALUE	7,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,333
TOTAL JUST VALUE	9,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,833

LAND:1:1: ADJ 4:EASEMENT ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0968	1/16/1997	WD	Q	V	03	100
GRANTOR: LAWRENCE & NITAYA JOH						
GRANTEE: SHIRLEY WARE						
0593/0610	1/01/1987	WD	Q	V		700
GRANTOR:						
GRANTEE:						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.58	AC		1.00	1.00	1.14	4,300.00	4,884.80	2,833							

REVIEW DATE 07/23/2015 BY DF Total Acres: 0.58 Total Land Value: 2,833 Market: 0 Agricultural: 0 Common: 2,833 PRINTED 06/10/2026 BY SYS