COMM NW COR OF SE1/4 OF NW1/4, E FT FOR POB, E 145.54 FT, S 139.7 FT, N 139.70 FT TO POB.

BRYANT TAWANNA
4910 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

06-4S-17-07999-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

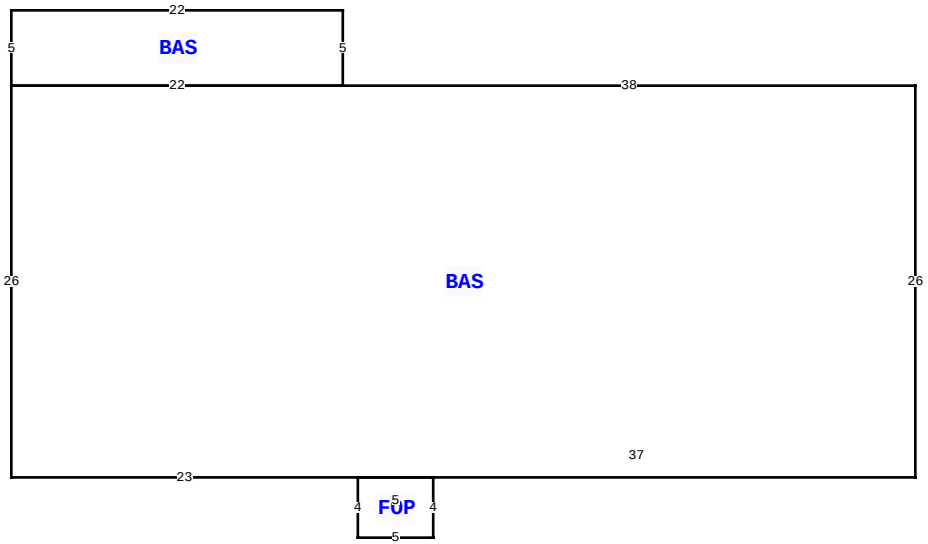
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	5,593
BAS	1,560	100		1,560	79,329
FOP	20	30		6	305
TOTALS	1,690			1,676	85,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9000	01	1,676	109.4940	59.13	99,102	1965	2010	0	0	0	14.00	86.00

1 SCH/PRIVT 0% - 2024 Heated Area: 1670 HX Base Yr



1226 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,228
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	48,750
TOTAL MARKET VALUE	135,478
SOH/AGL Deduction	12,175
ASSESSED VALUE	123,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,303
TOTAL JUST VALUE	135,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,094

LAND:1:1: 145.54 X 139.72 + 105 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/150	2/21/2023	WD	U	I	35	190,000
GRANTOR: BULLFROGS & BUTTERFLI						
GRANTEE: BRYANT TAWANNA						
1141/1988	1/24/2008	WD	Q	I	03	200,000
GRANTOR: GEORGE E JR & TERESA						
GRANTEE: BULLFROGS & BUTTERF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 BAS= N5 W22 S5 E22$W22 S26 E23 FOP= S4 E5 N4 W5$E37 N26$.

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	1994	1994	3	100	1,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	7200	C	SCHOOL PRI	0		RSF/MH	0.00	0.00	19,500.00	SF		1.00	1.00	1.25	2.00	2.50	48,750							

REVIEW DATE 03/22/2023 BY ME Total Acres: 0.45 Total Land Value: 48,750 Market: 0 Agricultural: 0 Common: 48,750 PRINTED 05/29/2026 BY SYS