THE W 407 FT OF THE FOLLOWING: C
SW1/4, W 868.69 FT FOR POB, CONT
535.64 FT, E 868.70 FT, S 535.64

BYRNE AARON MICHAEL JR/PAGE BONNIE S
298 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

2027

10-5S-16-03525-207

BUILDING CHARACTERISTICS

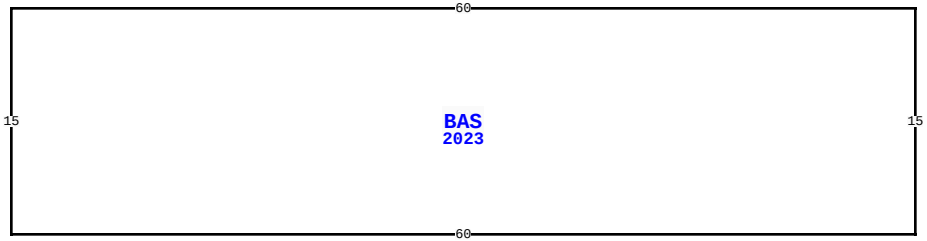
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2023	900	69,426
TOTALS	900			900	69,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	900	101.5000	81.20	73,080	2022	2022	0	0	0	5.00	95.00

1 MANUF 1 100% - 2023 Heated Area: 900 HX Base Yr 2023



298 SW SUNNY ACRES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,426
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		90,206
SOH/AGL Deduction		6,365
ASSESSED VALUE		83,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,430
TOTAL JUST VALUE		132,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/83	9/22/2021	QC	U	V	11	100
GRANTOR: BRYNE AARON MICHAEL J						
GRANTEE: BYRNE AARON MICHAEL						
1444/2596	8/16/2021	QC	U	V	11	100
GRANTOR: PAGE BONNIE S						
GRANTEE: BRYNE AARON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,8] E60 S15 W60 N15 $
.

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	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 04/26/2022 BY MLU Total Acres: 5.00 Total Land Value: 13,780 Market: 44,000 Agricultural: 1,780 Common: 12,000 PRINTED 11/17/2026 BY SYS