

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

2026

10-5S-16-03525-207



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	12	HARDWOOD	50
Interior Floor	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
BAS	900	100	2023
TOTALS	900		2023

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2023	Heated Area: 900					HX Base Yr	2023	
TOTALS	900		900		70,298							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			70,298
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			56,000
TOTAL MARKET VALUE			91,078
SOH/AGL Deduction			9,627
ASSESSED VALUE			81,451
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			30,040
TOTAL JUST VALUE			133,298
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,660

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: BYRNE AARON MICHAEL J						
GRANTEE: BYRNE AARON MICHAEL						
1444/2596	8/16/2021	QC	U	V	11	100
GRANTOR: PAGE BONNIE S						
GRANTEE: BYRNE AARON MICHAEL						

EXTRA FEATURES																
L N	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	

TOTAL OB/XF													7,000											
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES												

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