COMM NE COR OF SE1/4 OF SW1/4,
RUN W 1161.92 FT FOR POB, CONT
W 304.90 FT, S 788.89 FT, E

BYRNE AARON M/BYRNE AMY M
329 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

2027

10-5S-16-03525-211

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

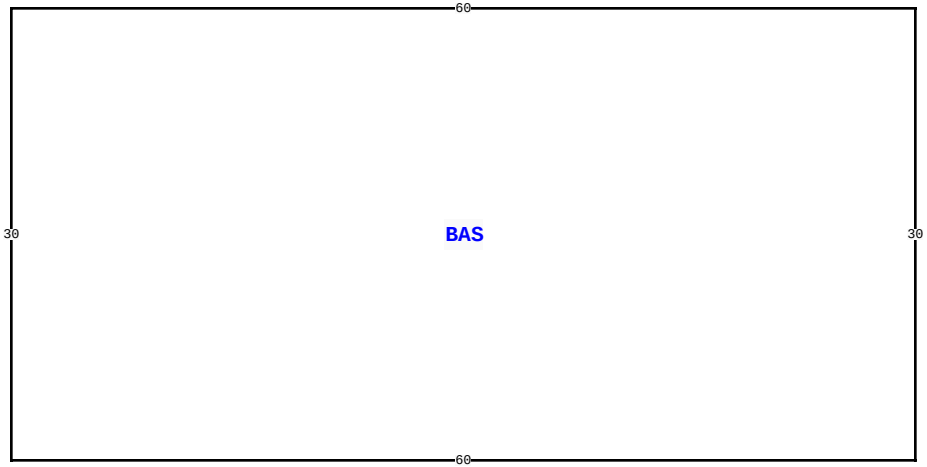
NEIGHBORHOOD/LOC 10516.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	156,072
TOTALS	1,800			1,800	156,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.7000	105.74	190,332	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2009 Heated Area: 1800 HX Base Yr 2009



329 SW SUNNY ACRES GLN, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
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		156,072
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		86,180
TOTAL MARKET VALUE		252,452
SOH/AGL Deduction		139,328
ASSESSED VALUE		113,124
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,713
TOTAL JUST VALUE		252,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,135

SALE:1:1: 21.04 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35715	M H	375	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/2601	7/28/2017	WD	U	I	30	100
GRANTOR: JOHN W BRYNE JR & AAR						
GRANTEE: AARON M & AMY M BYR						
1154/1082	6/27/2008	QC	Q	V	01	16,100
GRANTOR: JOHN W BRYNE JR						
GRANTEE: JOHN W BRYNE JR & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	9900	C	AC NON-AG	100			0.00	0.00	8.52	UT		1.00	1.00	1.00	9,000.00	9,000.00	76,680							

REVIEW DATE 09/12/2019 BY BC Total Acres: 9.52 Total Land Value: 86,180 Market: 0 Agricultural: 0 Common: 86,180 PRINTED 11/17/2026 BY SYS