N 1121.65 FT OF SE1/4 W OF US-41
560-638, 698-133, 810-2029, 818-

BRYANT KATHLEEN A
15320 S US HWY 441
LAKE CITY, FL 32024

2027

10-6S-17-09635-001

BUILDING CHARACTERISTICS

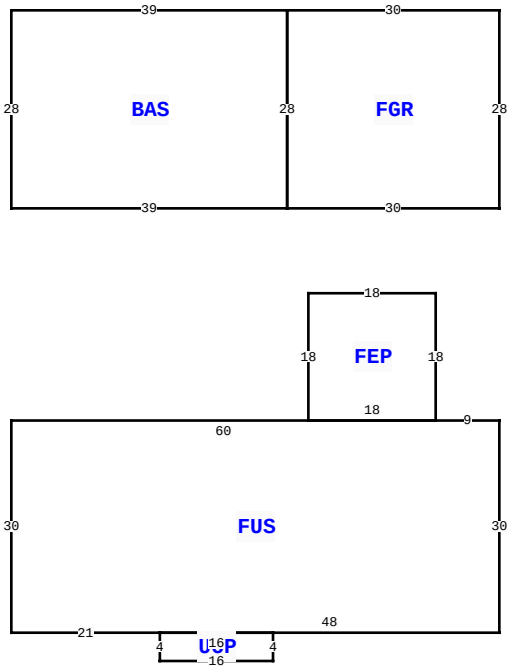
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	90,641
FEP	324	80		259	21,498
FGR	840	55		462	38,348
FUS	2,070	100		2,070	171,820
UOP	64	20		13	1,079
TOTALS	4,390			3,896	323,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,896	116.0890	127.70	497,519	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 3162 HX Base Yr 2004



15320 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,950	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	570	
4	0080	DECKING	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
7	0040	BARN,POLE	0	100	22	96	2,112.00	UT	1.50	1.50	75	2013	2013	3	75	2,376	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		323,387
TOTAL MARKET OB/XF VALUE		9,346
TOTAL LAND VALUE - MARKET		144,900
TOTAL MARKET VALUE		477,633
SOH/AGL Deduction		162,620
ASSESSED VALUE		315,013
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		253,602
TOTAL JUST VALUE		477,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1899	2/12/2025	LE	U	I	14	100
GRANTOR: BRYANT KATHLEEN A (EN						
GRANTEE: BOYD WILLIAM O (RMD						
1000/0484	11/14/2003	WD	Q	I		230,000
GRANTOR: STEVEN R & RUTH E MAC						
GRANTEE: DONE & KATHLEEN BRY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS= W9 FEP= N18 W18 S18 E18$ W 60 S30 E21 UOP= S4 E16 N4W16$ E48 N30 PTR=N30 FGR= N28W30 BAS= W39 S28 E39 N28$ S28E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 9,346

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	0100	C	SFR	100		A-1	0.00	0.00	20.70	AC		1.00	1.00	1.00	7,000.00	7,000.00	144,900							

REVIEW DATE 10/09/2017 BY BC Total Acres: 20.70 Total Land Value: 144,900 Market: 0 Agricultural: 0 Common: 144,900 PRINTED 11/17/2026 BY SYS