

COMM SW COR OF SEC, RUN E 1263.2
CR-133, N ALONG R/W 832.38 FT FO
314.37 FT, NW 160.27 FT TO C/L O

BRYAN DONALD N SR/BRYAN CHRISTINE
P O BOX 812
LAKE CITY, FL 32056

2026

15-4S-17-08359-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	19	COMMON BRK	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	540	100	
BAS	2,265	100	
FOP	105	30	
TOTALS	2,910		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1995								
Heated Area: 2805						HX Base Yr 1995					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			222,503
TOTAL MARKET OB/XF VALUE			17,350
TOTAL LAND VALUE - MARKET			21,040
TOTAL MARKET VALUE			260,893
SOH/AGL Deduction			102,968
ASSESSED VALUE			157,925
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			106,514
TOTAL JUST VALUE			260,893
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,284
XFOB:9:1: DRIVEWAYS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050465	Electrical Servic	0	07/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0017	9/18/2001	WD	Q	I	01	100
GRANTOR: DEVILLE A LONES						
GRANTEE: LARRY W & JANET D L						
0799/0081	12/09/1994	WD	Q	I		92,500
GRANTOR: LARRY W & JANET D LON						
GRANTEE: DONALD N SR & CHRIS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	29	40	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	12	55	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	100	16	24	1.00	UT	0.00	0.00	100
4	0070	CARPORT UF	0	100	9	32	1.00	UT	0.00	0.00	100
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
7	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100
9	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100
10	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
9,950											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.63	AC	

BUILDING NOTES						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						

BUILDING DIMENSIONS											
BAS= W9 N24 W20 S24 W29 S27 E25FOP= E21 N5 W21 S5\$ N5 E21S5											
E24 BAS= E20 N27 W20 S27\$ N27 W12\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.63	AC	

