LOT 35 COUNTRY CREEK.
539-311, LE 875-1618, WD 1247-1029, DC 1247-1041,1042,

KOLNES THOR WALTER/KOLNES TONYA FOUNTAIN
192 SE BREAM LOOP
LAKE CITY, FL 32025

2027

15-4S-17-08359-075

BUILDING CHARACTERISTICS

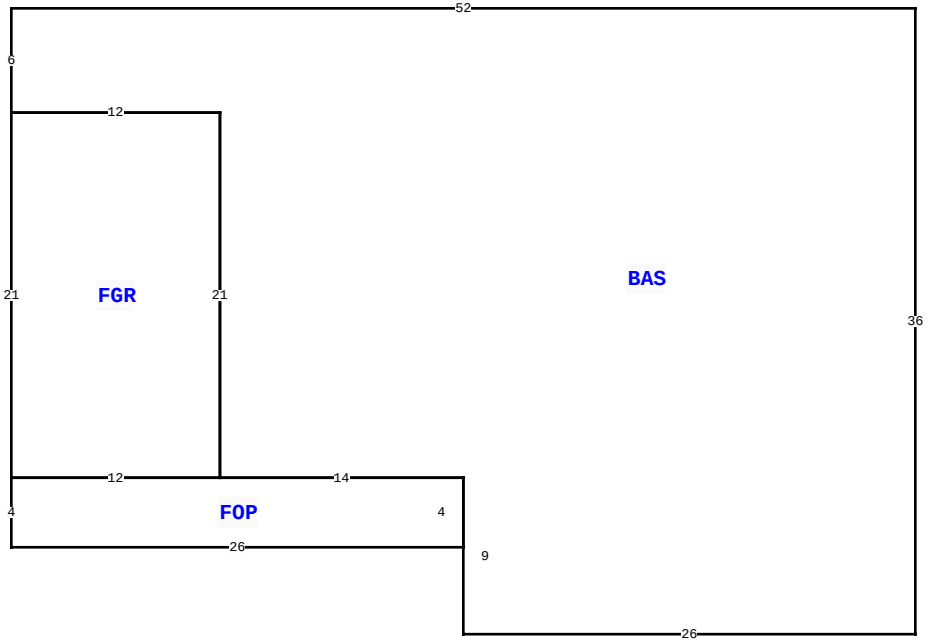
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	129,585
FGR	252	55		139	12,996
FOP	104	30		31	2,898
TOTALS	1,742			1,556	145,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,556	130.7640	143.84	223,815	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1386 HX Base Yr 2020



192 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0021	BARN,FR AE	0	100	16	20	320.00	UT	10.00	10.00	100	0	0	3	100	3,200	
5	0060	CARPORT F	0	100	12	20	240.00	UT	5.00	5.00	100	2004	2004	3	100	1,200	
6	0252	LEAN-TO W/	0	100	8	20	160.00	UT	2.00	2.00	100	2004	2004	3	100	320	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,480
TOTAL MARKET OB/XF VALUE		6,720
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		174,700
SOH/AGL Deduction		49,589
ASSESSED VALUE		125,111
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,700
TOTAL JUST VALUE		174,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26835	MAINT/ALTR	25	03/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/2109	10/28/2019	WD	Q	I	01	128,000
GRANTOR: STEVEN M & MARIA L SC						
GRANTEE: THOR WALTER & TONYA						
1247/1029	12/29/2012	WD	Q	I	01	89,000
GRANTOR: WILLIE B BULLOCK & DO						
GRANTEE: STEVEN M & MARIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S6 FGR= S21 E12 N21W12$ E12 S21 FOP= W12 S4 E26 N4 W14$ E14 S9 E26 N36$.

LAND DESCRIPTION

TOTAL OB/XF 6,720

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS