

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

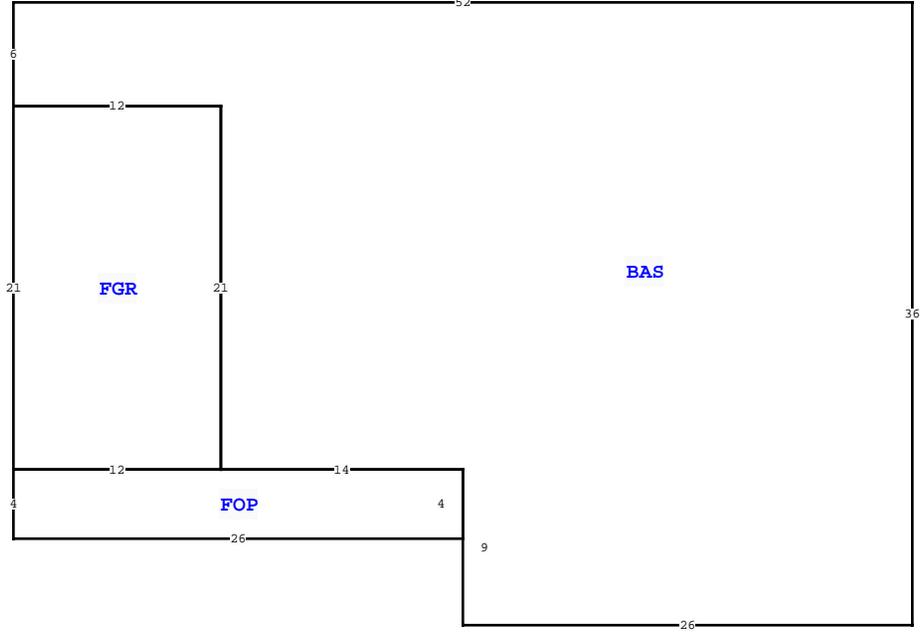
KOLNES THOR WALTER/KOLNES TONYA FOUNTAIN  
192 SE BREAM LOOP  
LAKE CITY, FL 32025

**2026**

15-4S-17-08359-075  
15-4S-17-08359-075

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 19               | COMMON BRK    | 80   |
| Exterior Wall            | 10               | ABOVE AVG.    | 20   |
| Roof Structure           | 08               | IRREGULAR     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 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  |
| Architectural Units      | 05               | CONV          | 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 |
| BAS                      | 1,386            | 100           |      |
| FGR                      | 252              | 55            |      |
| FOP                      | 104              | 30            |      |
| TOTALS                   | 1,742            |               |      |

| 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%      | - 2020      |                | Heated Area: 1386 |     |     |      |      | HX Base Yr | 2020   |



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 150,769     |
| TOTAL MARKET OB/XF VALUE  |           |  | 6,720       |
| TOTAL LAND VALUE - MARKET |           |  | 22,500      |
| TOTAL MARKET VALUE        |           |  | 179,989     |
| SOH/AGL Deduction         |           |  | 58,522      |
| ASSESSED VALUE            |           |  | 121,467     |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |
| BASE TAXABLE VALUE        |           |  | 70,056      |
| TOTAL JUST VALUE          |           |  | 179,989     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 173,350     |

| 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    |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |        |       |                |           |         |
|----------------|------------|-------------|---------|-----|----|-------|--------|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT     | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 1993    |
| 2              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | 1.00   | UT    | 1,200.00       | 100       | 0       |
| 3              | 0258       | PATIO       | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 0       |
| 4              | 0021       | BARN, FR AE | 0       | 100 | 16 | 20    | 320.00 | UT    | 10.00          | 100       | 0       |
| 5              | 0060       | CARPORT F   | 0       | 100 | 12 | 20    | 240.00 | UT    | 5.00           | 100       | 2004    |
| 6              | 0252       | LEAN-TO W/  | 0       | 100 | 8  | 20    | 160.00 | UT    | 2.00           | 100       | 2004    |
| 7              | 0120       | CLFENCE 4   | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 2013    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 6,720       |          |     |                      |     |     |          |       |       |             |           |      |
| 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 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE       |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE        |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE       |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE      |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE        |  |  |  |  |  |  |  |  |  |  |  |
| 04/14/2026 MLU |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W52 S6 FGR= S21 E12 N21W12\$ E12 S21 FOP= W12 S4 E26 N4 W14\$ E14 S9 E26 N36\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        | 1.00 |