

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

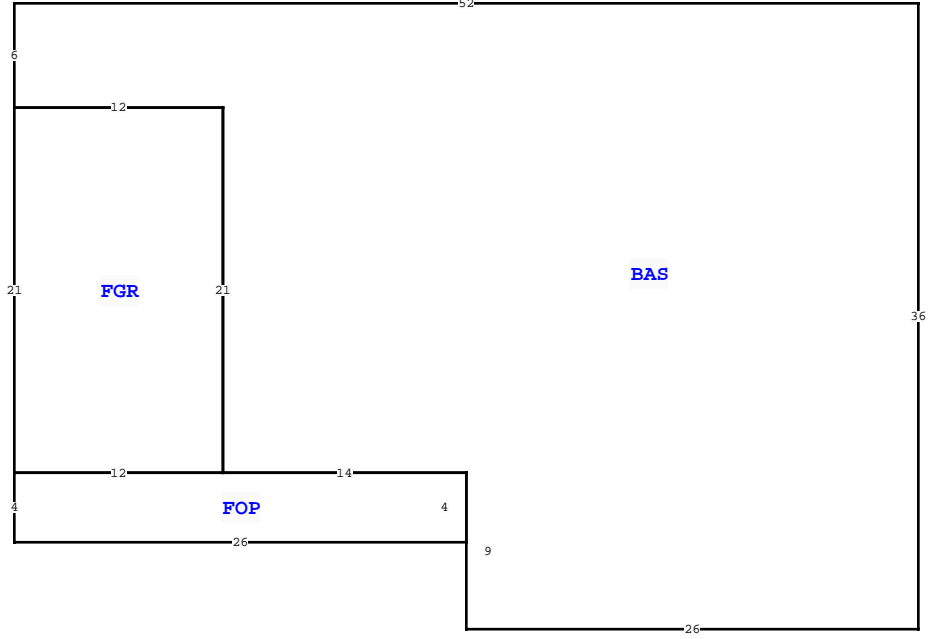
KOLNES THOR WALTER/KOLNES TONYA FOUNTAIN
192 SE BREAM LOOP
LAKE CITY, FL 32025

2026

15-4S-17-08359-075

BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	131,946
FGR	252	55		139	13,233
FOP	104	30		31	2,951
TOTALS	1,742			1,556	148,130

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		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			148,130
TOTAL MARKET OB/XF VALUE			6,720
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			177,350
SOH/AGL Deduction			55,883
ASSESSED VALUE			121,467
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			70,056
TOTAL JUST VALUE			177,350
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															BLD DATE		LGL DATE		
L N	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	BLD DATE	LGL DATE
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			
TOTAL OB/XF															6,720				

BUILDING NOTES						
192 SE BREAM LOOP, LAKE CITY						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
04/14/2026 MLU						

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							