

THE EASTERN MOST 350 FT OF THE  
 FOLLOWING: COMM NE COR OF SEC,  
 RUN S 1056.71 FT, W 963.47 FT

BRYANT KAREN M/BRYANT THOMAS J  
 P O BOX 997  
 FORT WHITE, FL 32038

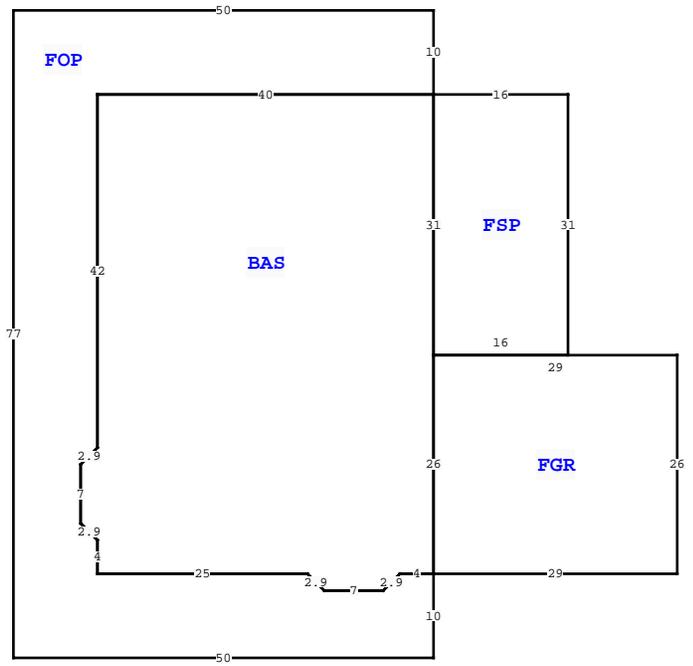
2026

17-6S-16-03851-102



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
08	IRREGULAR 100				
12	MODULAR MT 100				
05	DRYWALL 100				
12	HARDWOOD 80				
15	HARDTILE 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	2 100				
	2 100				
	WOOD FRAME 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
07	07				
5000	IMPROVED AG				
	MKT AREA		02		
17617.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100		2,316	280,663
FGR	754	55		415	50,291
FOP	1,534	30		460	55,745
FSP	496	40		198	23,995
TOTALS	5,100			3,389	410,693

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,389	131.2410	149.61	507,028	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2007 Heated Area: 2316 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		410,693	
TOTAL MARKET OB/XF VALUE		74,200	
TOTAL LAND VALUE - MARKET		35,300	
TOTAL MARKET VALUE		496,649	
SOH/AGL Deduction		143,594	
ASSESSED VALUE		353,055	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		301,644	
TOTAL JUST VALUE		520,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,982	
SALE: 1:1: 20.04 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22475	SFR	645	11/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1025/0808	8/19/2004	WD Q	Q	V	01	100
GRANTOR: KAREN M BRYANT						
GRANTEE: KAREN BRYANT & THOM						
0864/2169	8/13/1998	WD Q	Q	V		52,000
GRANTOR: MARLOWE						
GRANTEE: BRYANT						

EXTRA FEATURES																
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
1	0020	BARN,FR	0	100	0	3,476.00	UT	3.50	3.50	100	1998	1998	3	100	12,166	
2	0020	BARN,FR	0	100	24	864.00	UT	3.50	3.50	100	1998	1998	3	100	3,024	
3	0040	BARN,POLE	0	0	20	1,400.00	UT	5.00	5.00	100	2006	2006	3	100	7,000	
4	0040	BARN,POLE	0	0	90	5,760.00	UT	5.00	5.00	100	2006	2006	3	100	28,800	
5	0180	FPLC 1STRY	0	100	0	2.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	4,000	
6	0166	CONC,PAVMT	0	100	0	7,684.00	UT	2.50	2.50	100	2006	2006	3	100	19,210	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/06/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS														
FOP= N10 W50 S77 E50 N10 W4 L2 D2 W7 U2 L2 W25 N4 U2 L2 N7 R2 U2 N42 E40\$ BAS= W40 S42 D2 L2 S7 R2 D2 S4 E25 R2 D2 E7 U2 R2 E4 FGR= E29 N26 W29 S26\$ N26 FSP= E16 N31 W16 S31\$ N31\$.														

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	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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	2.70	AC		1.00	1.00	1.00	280.00	280.00	756							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.70	AC		1.00	1.00	1.00	9,000.00	9,000.00	24,300							