COMM SW COR OF SE1/4 OF NW1/4,   BRYANT FONSA L/BRYANT TAWANNA L   **2026**   **26-4S-15-00401-035**
RUN N 665.53 FT FOR POB, CONT   4910 SW BIRLEY AVE
N 287.95 FT, W 233.27 FT, N   LAKE CITY, FL 32024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND

COLUMBIA COUNTY PROPERTY   PAGE 1 of 1   3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	65,000
SOH/AGL Deduction	16,685
ASSESSED VALUE	48,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,315
TOTAL JUST VALUE	65,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

DOR CODE   0000 VACANT

MAP NUM   **MKT AREA**   02

NEIGHBORHOOD/LOC   26415.020   1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE

TOTALS

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1206/2066	3/15/2010	AG	U	V	11	34,900
GRANTOR: TERRY M KELLY TRUSTEE						
GRANTEE: FONSA L BRYANT L &						
1173/1336	5/06/2009	CT	U	V	18	5,000
GRANTOR: CLERK OF COURT (JAMES						
GRANTEE: TERRY M KELLY TRUST						

EXTRA FEATURES

475 SW LOREN CT, LAKE CITY

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

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION   TOTAL OB/XF   0

LN	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	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE   05/06/2026   **BY**   MLU   Total Acres: 5.00   Total Land Value: 65,000   Market: 0   Agricultural: 0   Common: 65,000   **PRINTED 05/13/2026 BY SYS**