BEG NE COR OF SW1/4, RUN W 618.2
S 2165.93 FT, E 576.75 FT, S 477
E 75 FT, N 2644.36 FT TO POB.

BRYNE SHIRLEY M
P O BOX 1823
LAKE CITY, FL 32056

**2027**

**26-4S-16-03190-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 26416.00 | 1.00/ | |

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

## MARKET ADJUSTMENTS

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

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 4,000 |
| TOTAL LAND VALUE - MARKET | 194,280 |
| TOTAL MARKET VALUE | 13,099 |
| SOH/AGL Deduction | 1,053 |
| ASSESSED VALUE | 12,046 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 12,046 |
| TOTAL JUST VALUE | 198,280 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 198,280 |

SALE:1:1: 32.38 AC @ $1850 PER AC. MKT=$1800/AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15603 | PUMP/UTPOL | 30 | 06/02/1999 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1516/2259 | 6/12/2024 | LE | U | I | 14 | 100 |
| GRANTOR: BYRNE SHIRLEY (ENH LE | | | | | | |
| GRANTEE: WILDER ANGELA (RMDR | | | | | | |
| 1351/1126 | 1/12/2018 | WD | U | V | 11 | 0 |
| GRANTOR: EARL W & ANGELA WILDE | | | | | | |
| GRANTEE: SHIRLEY BRYNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,000

| 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 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 32.38 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 9,099 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 32.38 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 194,280 | | | | | | | |

REVIEW DATE 07/12/2019 BY KR Total Acres: 32.38 Total Land Value: 9,099 Market: 194,280 Agricultural: 9,099 Common: 0 PRINTED 11/17/2026 BY SYS