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

2026

26-4S-16-03190-002

COLUMBIA COUNTY PROPERTY

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	

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	1,321
ASSESSED VALUE	11,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,778
TOTAL JUST VALUE	198,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,090

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 05/12/2026 BY SYS