COMM NW COR OF NE1/4 OF SW1/4, R
FT, S 2184.03 FT, W 95.62 FT, N
W 616.14 FT, N 1905.41 FT TO POB

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

**2027**

**26-4S-16-03190-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

406 SW BRYNE CT, LAKE CITY

| | | | |
|---|---|---|---|
| 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 | 7,000 |
| TOTAL LAND VALUE - MARKET | 203,400 |
| TOTAL MARKET VALUE | 17,953 |
| SOH/AGL Deduction | 2,284 |
| ASSESSED VALUE | 15,669 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 15,669 |
| TOTAL JUST VALUE | 210,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 210,400 |

SALE:1:1: 32.25 ACRES VACANT LAND (1764 @ AC)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24373 | M H | 384 | 04/11/2006 |
| | | | |
| | | | |
| | | | |
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## 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 | | | | | | |
| 1351/2544 | 1/20/2018 | QC | U | V | 11 | 100 |
| GRANTOR: LLOYD E HINES JR | | | | | | |
| GRANTEE: SHIRLEY M 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 17.16 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 4,805 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | 00 | 0.00 | 0.00 | 7.93 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 2,228 | | | | | | | |
| 3 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 8.81 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 3,920 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 33.90 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 203,400 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 07/12/2019 BY KR Total Acres: 33.90 Total Land Value: 10,953 Market: 203,400 Agricultural: 10,953 Common: 0 PRINTED 11/17/2026 BY SYS