COMM SW COR OF SW1/4 OF SE1/4
RUN N 873.29 FT FOR POB, CONT
N 420 FT, E 210 FT, S 420 FT,

WILDER EARL WAYNE/WILDER ANGELA M
328 SW BRYNE CT
LAKE CITY, FL 32024

2027

26-4S-16-03193-003

BUILDING CHARACTERISTICS

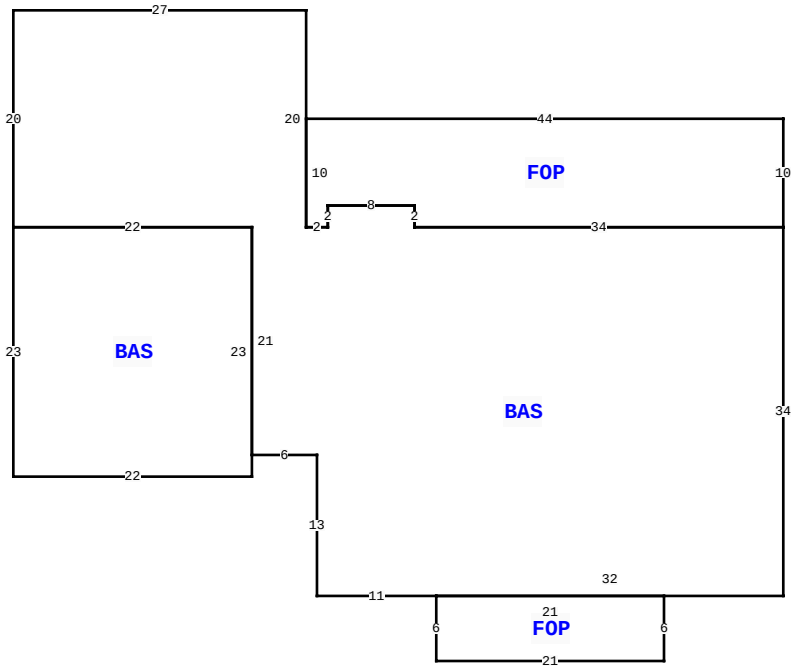
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	506	100		506	42,439
BAS	2,144	100		2,144	179,820
FOP	126	30		38	3,187
FOP	424	30		127	10,652
TOTALS	3,200			2,815	236,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,815	112.1280	123.34	347,202	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 0 Heated Area: 2650 HX Base Yr



328 SW BRYNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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		236,097
TOTAL MARKET OB/XF VALUE		38,789
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		306,886
SOH/AGL Deduction		118,868
ASSESSED VALUE		188,018
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,607
TOTAL JUST VALUE		306,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,174

SALE:1:1: 2 AC $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051473	Roof Replacement	26,790	11/12/2024
35527	POOL ENCL	144	07/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/0239	1/01/1993	WD	Q	V	03	0

GRANTOR: CLARENCE TICE

GRANTEE: EARL W WILDER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S20 BAS= S23 E22 N23 W22$ E22 S21 E6 S13 E11 FOP= S6 E21 N6 W21$ E32 N34 FOP= N10 W44 S10 E2 N2 E8 S2 E34$ W34 N2 W8 S2 W2 N20 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	21	420.00	UT	1.40	1.40	100	0	0	3	100	588	
3	0060	CARPORT F	0	100	14	22	308.00	UT	5.00	5.00	100	1993	1993	3	100	1,540	
4	0252	LEAN-TO W/	0	100	14	28	392.00	UT	2.00	2.00	100	1993	1993	3	100	784	
5	0252	LEAN-TO W/	0	100	14	28	392.00	UT	2.00	2.00	100	1993	1993	3	100	784	
6	0080	DECKING	0	100	0	0	472.00	UT	5.00	5.00	100	1993	1993	3	100	2,360	
7	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	40	14,336	
8	0120	CLFENCE 4	0	100	0	0	180.00	UT	4.50	4.50	100	1993	1993	3	100	810	
9	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	1993	1993	3	100	2,160	
10	0282	POOL ENCL	0	100	32	52	1,664.00	UT	15.00	15.00	100	2017	2017	3	57	14,227	

TOTAL OB/XF 38,789

LAND DESCRIPTION

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	20,000.00	16,000.00	32,000							

REVIEW DATE 12/26/2024 BY JS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS