BEG SW COR OF SW1/4 OF SE1/4, RU
N 420 FT, W 210 FT, S 420 FT TO
THE W 210 FT OF NW1/4 OF NE1/4 A

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

2027

26-4S-16-03194-000

BUILDING CHARACTERISTICS

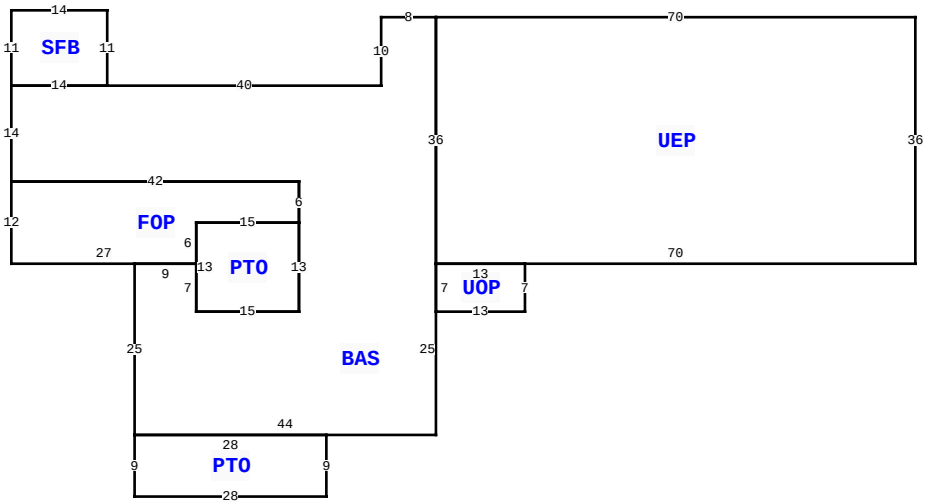
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,183	100		2,183	144,988
FOP	414	30		124	8,236
PTO	195	5		10	664
PTO	252	5		13	863
SFB	154	80		123	8,169
UEP	2,520	60		1,512	100,422
UOP	91	20		18	1,195
TOTALS	5,809			3,983	264,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,983	92.8872	102.18	406,983	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2337 HX Base Yr



1207 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1983	1983	3	40	14,336	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,539
TOTAL MARKET OB/XF VALUE		18,436
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		322,975
SOH/AGL Deduction		192,330
ASSESSED VALUE		130,645
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,234
TOTAL JUST VALUE		322,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048887	Electrical Servic	0	12/20/2023
37764	MAINT/ALTR	0	02/19/2019

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						
0840/0480	3/07/1997	QC	Q	V	01	0
GRANTOR: GERALD E & BERTHA M S						
GRANTEE: DONALD W & SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= W70 BAS= W8 S10 W40 SFB= N11W14 S11 E14$ W14 S14 FOP= E42 S6 W15 S6 W27 N12$ E42 S6 PTO= S13 W15 N13 E15$ S13 W15 N7 W9 S25 PTO= S9 E28N9 W28$ E44 N25 UOP= S7 E13 N7 W13$ N36$ S36 E70 N36$.

LAND DESCRIPTION

TOTAL OB/XF 18,436

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	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS