

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

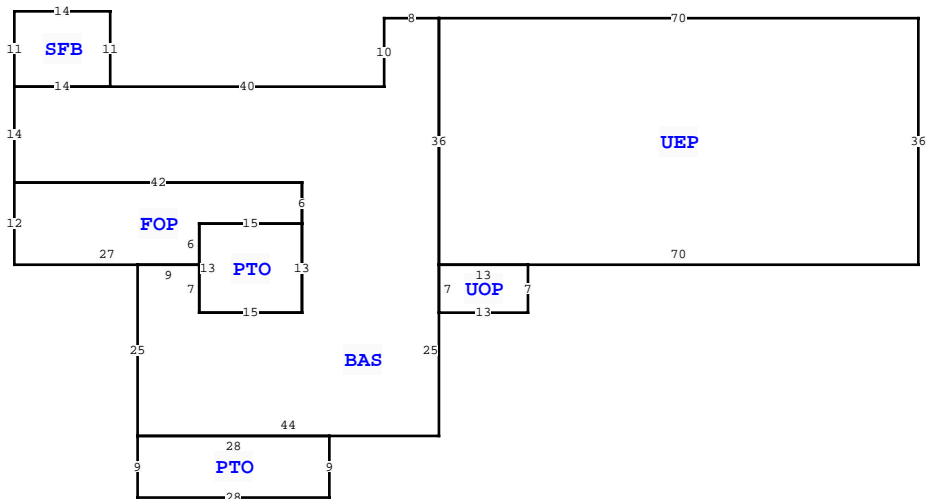
BRYNE SHIRLEY M  
P O BOX 1823  
LAKE CITY, FL 32056

**2026**

26-4S-16-03194-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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
BAS	2,183	100	
FOP	414	30	
PTO	195	5	
PTO	252	5	
SFB	154	80	
UEP	2,520	60	
UOP	91	20	
TOTALS	5,809		

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	104.03	414,351	1960	1960	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2337 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		269,328	
TOTAL MARKET OB/XF VALUE		18,436	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		327,764	
SOH/AGL Deduction		200,924	
ASSESSED VALUE		126,840	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		75,429	
TOTAL JUST VALUE		327,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,764	

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1983
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	1993

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC	1.00

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

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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							