COMM SW COR OF SE1/4, RUN E 210
CONT E 420 FT, N APPROX 2606.46
S APPROX 1313.17 FT, E 210 FT, S

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

2027

26-4S-16-03194-003

BUILDING CHARACTERISTICS

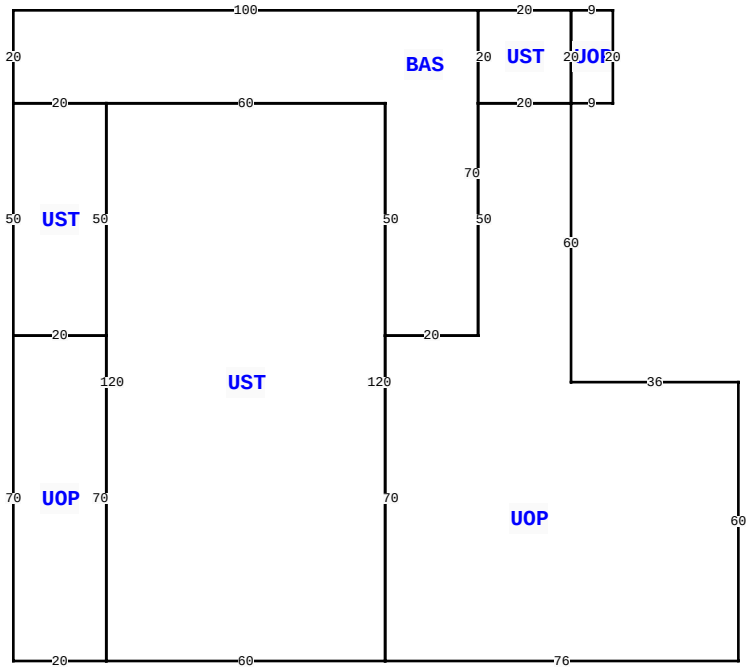
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	5010	IMP AG/COMMERCIAL
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	3,000	100		3,000	13,883
UOP	180	30		54	250
UOP	1,400	30		420	1,944
UOP	5,960	30		1,788	8,274
UST	400	50		200	926
UST	1,000	50		500	2,314
UST	7,200	50		3,600	16,659
TOTALS	19,140			9,562	44,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8200	06	9,562	48.7080	18.51	176,993	1964	1964	5	0	20	50.00	25.00

1 WAREH DIST 0% - 0 Heated Area: 3000 HX Base Yr



137 SW BRYNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0297	SHED CONCR	0	0	9	11	99.00	UT	10.00	10.00	50	0	0	3	50	495	
2	0214	GRN HOUSE	0	0	150	106	15,900.00	UT	2.50	2.50	20	0	0	3	20	4,000	
3	0294	SHED WOOD/	0	0	14	26	364.00	UT	7.50	7.50	30	0	0	3	30	819	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	700.00	700.00	100	0	0	3	100	700	
5	0214	GRN HOUSE	0	0	16	60	960.00	UT	2.50	2.50	50	0	0	3	50	1,200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0327	STABLES-SM	0	0	51	36	1,836.00	UT	5.60	5.60	20	0	0	3	20	2,056	
8	0297	SHED CONCR	0	0	14	10	140.00	UT	8.00	8.00	80	0	0	3	80	896	
9	0214	GRN HOUSE	0	0	30	92	2,760.00	UT	2.50	2.50	20	0	0	3	20	1,380	
10	0214	GRN HOUSE	0	0	43	192	8,256.00	UT	2.50	2.50	20	0	0	3	20	4,128	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,546
TOTAL MARKET OB/XF VALUE	39,283
TOTAL LAND VALUE - MARKET	204,420
TOTAL MARKET VALUE	102,098
SOH/AGL Deduction	0
ASSESSED VALUE	102,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,098
TOTAL JUST VALUE	291,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24851	M H	311	08/10/2006

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						
0971/2472	12/17/2002	WD	Q	V	01	100
GRANTOR: C H & MELBA TICE						
GRANTEE: DONALD & SHRILEY BR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W9 UST= W20 BAS= W100 S20 UST= S50 UOP= S70 E20 N70 W20 $ E20 N50 W20 $ E20 UST= S120 E60 N120 W60 $ E60 S50 UOP= S70 E76 N60 W36 N60 W20 S50 W20 $ E20 N70 $ S20 E20 N20 $ S20 E9 N20 $.

LAND DESCRIPTION

TOTAL OB/XF 22,674

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.53	AC		1.00	1.00	1.00	280.00	280.00	6,588							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.54	AC		1.00	1.00	1.00	281.00	281.00	2,681							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	33.07	AC		1.00	1.00	1.00	6,000.00	6,000.00	198,420							

REVIEW DATE 01/10/2025 BY ME Total Acres: 34.07 Total Land Value: 15,269 Market: 198,420 Agricultural: 9,269 Common: 6,000 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SE1/4, RUN E 210
CONT E 420 FT, N APPROX 2606.46
S APPROX 1313.17 FT, E 210 FT, S

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

2027

26-4S-16-03194-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	5010	IMP AG/COMMERCIAL

MAP NUM | MKT AREA 01

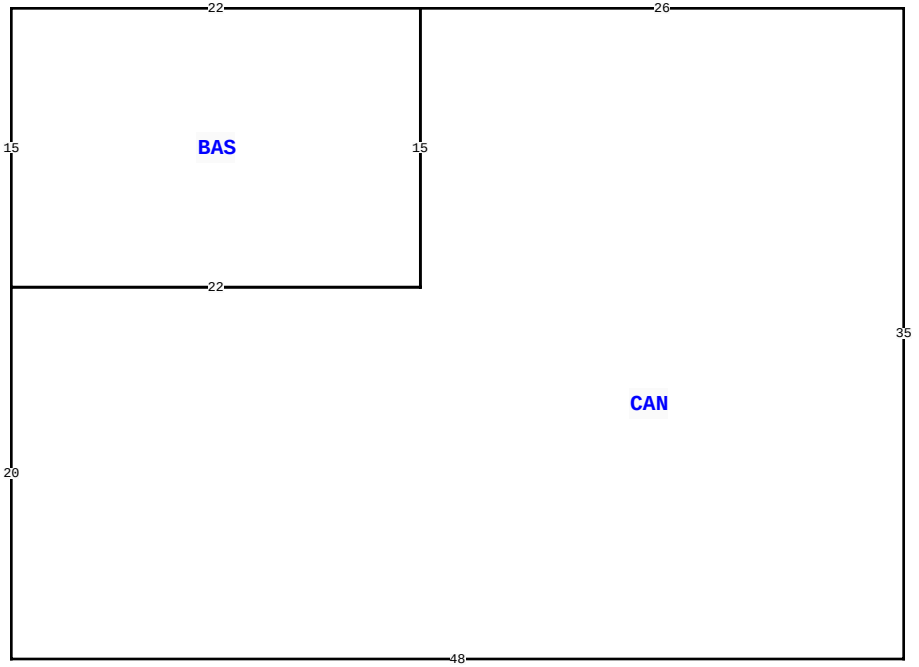
NEIGHBORHOOD/LOC 26416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100		330	1,481
CAN	1,350	30		405	1,818
TOTALS	1,680			735	3,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8801	06	735	48.5100	17.95	13,193	1970	1970	5	0	20	50.00	25.00

6 C B MISC 0% - 0 Heated Area: 330 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

137 SW BRYNE CT, LAKE CITY

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
11	0070	CARPORT UF	0	0	20	50	1,000.00	UT	3.00	3.00	50	0	0	3	50	1,500	
12	0214	GRN HOUSE	0	0	70	144	10,080.00	UT	3.50	3.50	20	0	0	3	20	3,500	
13	0252	LEAN-TO W/	0	0	20	70	1,400.00	UT	2.00	2.00	50	0	0	3	50	1,400	
14	0252	LEAN-TO W/	0	0	20	70	1,400.00	UT	2.00	2.00	50	0	0	3	50	1,400	
15	0164	CONC BIN	0	0	0	0	761.00	UT	4.00	4.00	20	0	0	3	20	609	
16	0297	SHED CONCR	0	0	14	10	140.00	UT	10.00	10.00	50	0	0	3	50	700	
17	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	7,500	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,546
TOTAL MARKET OB/XF VALUE	39,283
TOTAL LAND VALUE - MARKET	204,420
TOTAL MARKET VALUE	102,098
SOH/AGL Deduction	0
ASSESSED VALUE	102,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,098
TOTAL JUST VALUE	291,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0971/2472	12/17/2002	WD	Q	V	01	100
GRANTOR: C H & MELBA TICE						
GRANTEE: DONALD & SHRILEY BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S15 E22 N15$ CAN= E26 S35 W48 N20 E22 N15$.

LAND DESCRIPTION

TOTAL OB/XF 16,609

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

REVIEW DATE 01/10/2025 BY ME Total Acres: 34.07 Total Land Value: 15,269 Market: 198,420 Agricultural: 9,269 Common: 6,000 PRINTED 11/17/2026 BY SYS