

BEG SW COR OF SEC 30, S 92.31 FT  
 KING ST, E 924.09 FT TO W LINE O  
 PHASE 1, N 299.94 FT, NW 70.89 F

BRYAN PAUL S  
 1731 SW KOONVILLE AVE  
 LAKE CITY, FL 32024

2026

30-4S-17-08898-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 240,525 TOTAL MARKET VALUE 8,990 SOH/AGL Deduction 0 ASSESSED VALUE 8,990 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,990 TOTAL JUST VALUE 240,525 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 240,525											
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1124/1540 6/22/2007 WD Q V 01 100 GRANTOR: LELAND R BRYAN GRANTEE: PAUL S BRYAN											
MAP NUM		06																		BLD DATE XF DATE INC DATE											
NEIGHBORHOOD/LOC		30417.00 1.00/																		LGL DATE LAND DATE 05/03/2023 MLU AG DATE 07/27/2023 SPF											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING NOTES															
																				BUILDING DIMENSIONS											
TOTALS																															
EXTRA FEATURES																															
L N	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															
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5600	A	TIMBER 3	0					10.20	AC		1.00	1.00	1.00	281.00	281.00	2,866														
2	6200	A	PASTURE 3	0					21.87	AC		1.00	1.00	1.00	280.00	280.00	6,124														
3	9910	M	MKT.VAL.AG	0					32.07	AC		1.00	1.00	1.00	7,500.00	7,500.00	240,525														
REVIEW DATE 05/03/2023 BY MLU										Total Acres: 32.07 Total Land Value: 8,990										Market: 240,525 Agricultural: 8,990 Common: 0 PRINTED 05/08/2026 BY SYS											