

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																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																								
																				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																										
																				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																										
																				BUILDING NOTES																										
																				BUILDING DIMENSIONS																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																										
EXTRA FEATURES										05/03/2023 MLU 07/27/2023 SPF																																				
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																														
																	TOTAL OB/XF 0																													
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	DPHT 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 06/22/2026 BY SYS				