S1/2 OF NW1/4, N1/2 OF SW1/4, SE1/4 OF SW1/4. SW1/4 OF NE1/4 & NW1/4 OF SE1/4, S1/2 OF

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

2026

31-1N-17-04460-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,950
TOTAL LAND VALUE - MARKET	100,111
TOTAL MARKET VALUE	21,617
SOH/AGL Deduction	1,801
ASSESSED VALUE	19,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,816
TOTAL JUST VALUE	108,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0942/2063	12/17/2001	WD	Q	V	01	302,200

GRANTOR: INTERNATIONAL PAPER C

GRANTEE: PAUL S & PATRICIA K

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,950

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	5500	A	TIMBER 2	0			0.00	0.00	28.69	AC		1.00	1.00	1.00	445.00	445.00	12,767							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	40.00	40.00	800							
3	5997	A	RIVERS/BAYS/	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	52.69	AC		1.00	1.00	1.00	1,900.00	1,900.00	100,111							

REVIEW DATE 07/15/2015 BY DF Total Acres: 52.69 Total Land Value: 13,667 Market: 100,111 Agricultural: 13,667 Common: 0 PRINTED 05/12/2026 BY SYS