N1/2 OF THE FOLLOWING: THE S 330 FT OF THE N 396 FT OF SE1/4 OF SW1/4.

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

2027

35-3S-15-00278-002

BUILDING CHARACTERISTICS

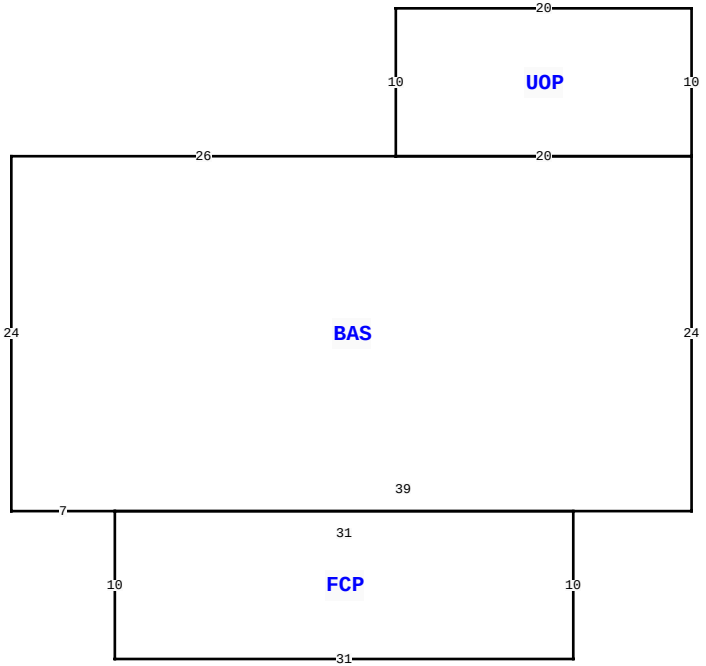
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	18,264
FCP	310	25		78	1,290
UOP	200	25		50	827
TOTALS	1,614			1,232	20,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	68.9400	41.36	50,956	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



1781 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0294	SHED WOOD/	0	0	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,382
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	29,642
SOH/AGL Deduction	5,218
ASSESSED VALUE	24,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,424
TOTAL JUST VALUE	77,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,882

LAND:2:1: JOINS RE #00278-003 (TOTAL OF 117.50 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0628/0257	7/13/1987	WD	Q	I		28,000
GRANTOR: ANGELINI						
GRANTEE: HUNT						
0407/0590	6/01/1978	N/A	Q	V		9,160
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S24 E7 FCP= S10 E31N10 W31$ E39 N24 UOP= N10 W20S10 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	280.00	280.00	1,260							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,500							

REVIEW DATE 07/20/2023 BY JB Total Acres: 4.50 Total Land Value: 1,260 Market: 49,500 Agricultural: 1,260 Common: 0 PRINTED 11/17/2026 BY SYS