

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

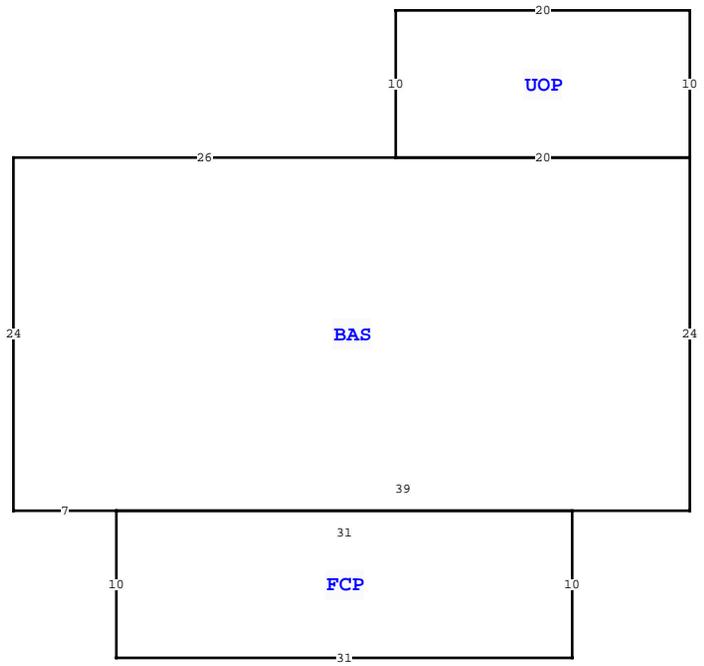
BRYAN PAUL S/BRYAN PATRICIA K
1731 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

35-3S-15-00278-002
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,104	100	
FCP	310	25	
UOP	200	25	
TOTALS	1,614		

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	43.43	53,506	1980	1980	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			21,402
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			49,500
TOTAL MARKET VALUE			30,662
SOH/AGL Deduction			8,344
ASSESSED VALUE			22,318
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			22,318
TOTAL JUST VALUE			78,902
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:						

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
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	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	

TOTAL OB/XF													
8,000													
1781 SW KOONVILLE AVE, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/07/2025 MLU													

BUILDING NOTES						

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

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	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							