S1/2 OF SE1/4 & THE W 30 AC OF N
S1/2 OF THE N 66 FT OF SE1/4 OF
OF THE EAST 4 AC OF SE1/4 OF NE1

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

2026

35-3S-15-00278-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

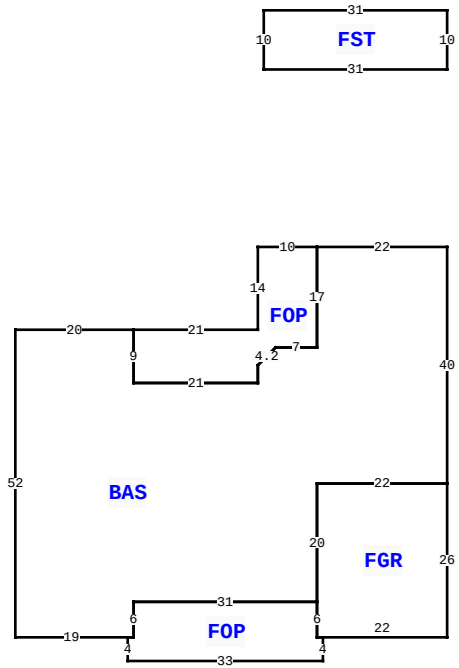
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	3,123	100		3,123	325,665
FGR	572	55		315	32,848
FOP	318	30		95	9,907
FOP	364	30		109	11,367
FST	310	55		170	17,728
TOTALS	4,687			3,812	397,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,812	120.3576	137.21	523,045	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 3123 HX Base Yr 2002



1731 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		397,514
TOTAL MARKET OB/XF VALUE		25,635
TOTAL LAND VALUE - MARKET		463,600
TOTAL MARKET VALUE		461,021
SOH/AGL Deduction		121,339
ASSESSED VALUE		339,682
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,271
TOTAL JUST VALUE		886,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		884,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042257	Roof Replacement	19,500	07/02/2021
17778	SFR	522	12/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0531/0500	2/01/1984	WD	Q	V		80,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W10 S14 W21 S9 E21 N3 U3 R3 E7 N17$ S17 W7 L3 D3 S3 W21 N9 W20 S52 E19 FOP= S4 E33 N4 W1 N6 W31 S6 W1$ E1 N6 E31 FGR= S6 E22 N26 W22 S20$ N20 E22 N40$ PTR= N30 FST= N10 W31 S10 E31$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,780.00	UT	1.50	1.50	100	2001	2001	3	100	2,670	
3	0327	STABLES-SM	0	100	24	60	1,440.00	UT	8.00	8.00	75	0	0	3	75	8,640	
4	0040	BARN,POLE	0	100	50	70	3,500.00	UT	5.00	5.00	75	2016	2016	3	75	13,125	

LAND DESCRIPTION

TOTAL OB/XF 25,635

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	43.58	AC		1.00	1.00	1.00	445.00	445.00	19,393							
3	6200	A	PASTURE 3	0			0.00	0.00	48.14	AC		1.00	1.00	1.00	280.00	280.00	13,479							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	91.72	AC		1.00	1.00	1.00	5,000.00	5,000.00	458,600							

REVIEW DATE 07/20/2023 BY JB Total Acres: 92.72 Total Land Value: 37,872 Market: 458,600 Agricultural: 32,872 Common: 5,000 PRINTED 05/12/2026 BY SYS