THAT PART OF NE1/4 LYING E OF SR-47 & N OF WESTER RD EX E 272.5 FT. ORB 600-451,

BRYAN PAUL
1731 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

36-4S-16-03299-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,096
TOTAL MARKET VALUE	12,096
SOH/AGL Deduction	454
ASSESSED VALUE	11,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,642
TOTAL JUST VALUE	12,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,584

SALE:1:1: 1.04 AC $.70 STAMPS (ORB 800-1238)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1008/1962	2/27/2004	WD	Q	V		20,000
GRANTOR: FRONTIER CAPITAL						
GRANTEE: PAUL BRYAN						
1004/1372	1/08/2004	WD	Q	V		16,900
GRANTOR: ALTHEA BLOW						
GRANTEE: FRONTIER CAPITAL						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.08	AC		1.00	1.00	0.70	16,000.00	11,200.00	12,096							

REVIEW DATE 04/16/2026 BY MLU Total Acres: 1.08 Total Land Value: 12,096 Market: 0 Agricultural: 0 Common: 12,096 PRINTED 06/19/2026 BY SYS