LOT 1 LAUREL LAKE S/D PHASE 2.
1328-1958, WD 1340-2328, WD 1407

RAMIREZ NIKOLAS RYAN/RAMIREZ KRISTIAN CARMEN M
140 SW BIRCH GLN
LAKE CITY, FL 32024

2026

03-4S-16-02732-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

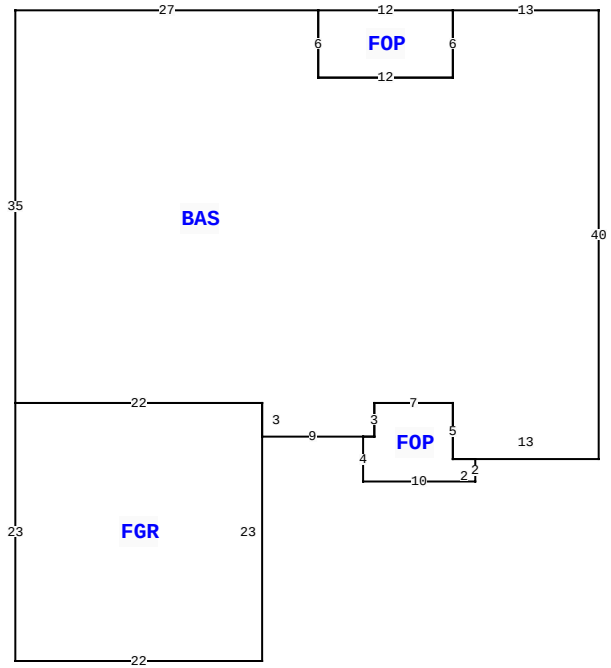
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100		1,843	203,355
FGR	506	55		278	30,675
FOP	57	30		17	1,876
FOP	72	30		22	2,427
TOTALS	2,478			2,160	238,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	120.1442	134.56	290,650	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2021 Heated Area: 1843 HX Base Yr 2021



140 SW BIRCH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,333
TOTAL MARKET OB/XF VALUE		4,731
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		273,064
SOH/AGL Deduction		57,706
ASSESSED VALUE		215,358
TOTAL EXEMPTION VALUE	HX HB 13	215,358
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		273,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24970	SFR	579	09/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1946	3/10/2020	WD	Q	I	01	202,000
GRANTOR: JOSEPH E & MERYL E MU						
GRANTEE: NIKOLAS RYAN & KRIS						
1340/2328	7/17/2017	WD	Q	I	01	190,000
GRANTOR: DAVID C & AMELIA WILL						
GRANTEE: JOSEPH E & MERYL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W12 S6 E12 N6$ S6 W12 N6 W27 S35 FGR= S23 E22 N23 W22$ E22 S3 E9 FOP= S4 E10 N2 W2 N5 W7 S3 W1$ E1 N3 E7 S5 E13 N40$.

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	0166	CONC,PAVMT	0	100	0	0	1,377.00	UT	3.00	3.00	100	2007	2007	3	100	4,131	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,731

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/06/2025 BY SYS