

BEG AT NW COR OF S 528 FT OF
NW1/4 OF NE1/4, RUN E 338.27
FT, S 208.74 FT, W 337.92 FT

DICKINSON RACHEL
1391 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02775-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

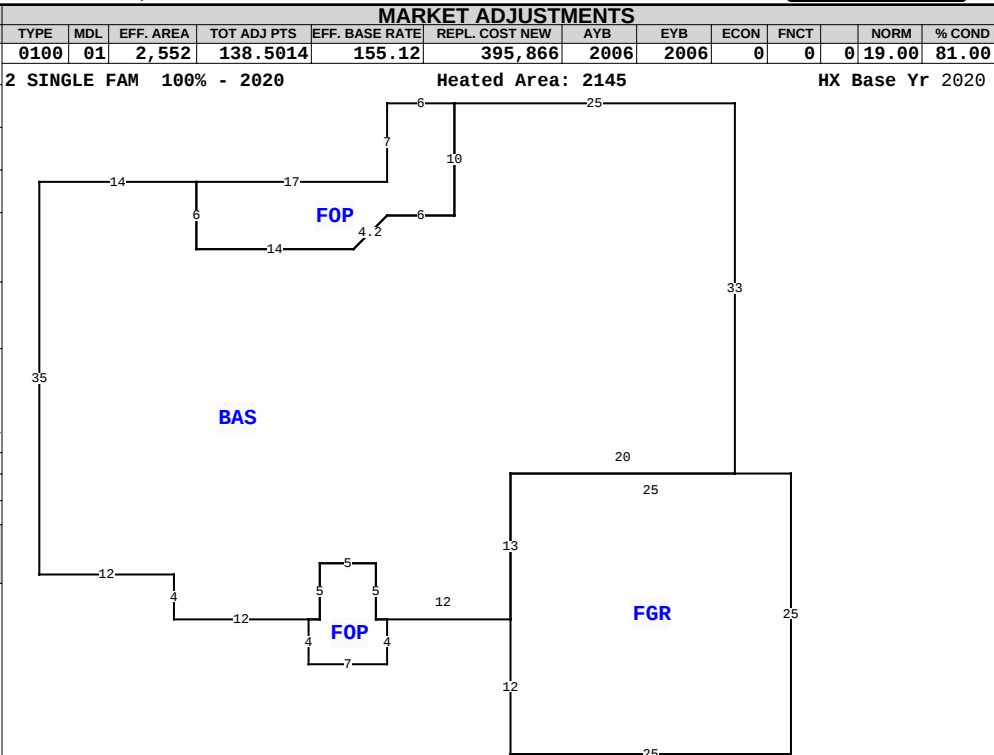
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100		2,145	269,513
FGR	625	55		344	43,222
FOP	53	30		16	2,010
FOP	158	30		47	5,906

TOTALS	2,981			2,552	320,651
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	100	10	16	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00
3	0251	LEAN TO W/	0	100	8	16	1.00	UT	0.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
6	0166	CONC, PAVMT	0	100	0	0	3,219.00	UT	2.50
7	0280	POOL R/CON	0	100	14	25	350.00	UT	70.00
8	0020	BARN, FR	0	100	32	32	1,024.00	UT	10.00
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.62



1391 SW BIRLEY AVE, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
37,198									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	100	10	16	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00
3	0251	LEAN TO W/	0	100	8	16	1.00	UT	0.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
6	0166	CONC, PAVMT	0	100	0	0	3,219.00	UT	2.50
7	0280	POOL R/CON	0	100	14	25	350.00	UT	70.00
8	0020	BARN, FR	0	100	32	32	1,024.00	UT	10.00
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					320,651				
TOTAL MARKET OB/XF VALUE					37,198				
TOTAL LAND VALUE - MARKET					29,160				
TOTAL MARKET VALUE					387,009				
SOH/AGL Deduction					86,523				
ASSESSED VALUE					300,486				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					249,764				
TOTAL JUST VALUE					387,009				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					391,703				

XFOB:1:1: SPRINGFIELD MH
SALE:1:1: 1 AC \$.55 STAMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054072	Remodel	15,750	09/16/2025
27201	POOL	170	07/23/2008
24020	SFR	603	01/06/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1382/2255	4/17/2019	WD	Q	I	01	329,500	
GRANTOR: JAMES T & RHONDA PARK							
GRANTEE: RACHEL DICKINSON							
1065/2297	11/02/2005	WD	Q	I	06	100	
GRANTOR: JAMES T PARKS							
GRANTEE: JAMES T & RHONDA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 FOP= W6 S7 W17 S6 E14 R3 U3 E6 N10\$ S10 W6 D3 L3 W14 N6 W14 S35 E12 S4 E12 FOP= S4 E7 N4 W1 N5 W5 S5 W1\$ E1 N5 E5 S5 E12 FGR= S12 E25 N25 W25 S13\$ N13 E20 N33\$.									