COMM SW COR OF NW1/4 OF NE1/4
BEING A PT ON E R/W BIRLEY RD,
RUN N 658.34 FT FOR POB, CONT

A T & T CORP
1010 PINE 9 E-L-01, ATTEN:TAX DEPT.
ST LOUIS, MO 63101

2026

05-4S-16-02775-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

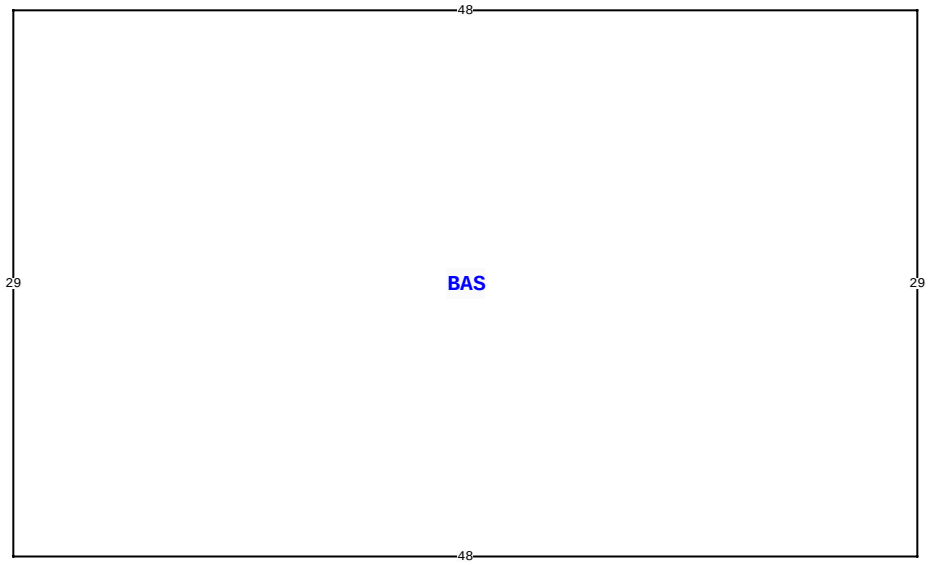
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	9100	UTILITIES
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	1,392	100		1,392	73,871
TOTALS	1,392			1,392	73,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	1,392	137.3400	76.91	107,059	2001	2001	0	0	0	31.00	69.00

1 EXCEP STOR 0% - 0 Heated Area: 1392 HX Base Yr



1331 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	73,871
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	18,300
TOTAL MARKET VALUE	94,171
SOH/AGL Deduction	0
ASSESSED VALUE	94,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,171
TOTAL JUST VALUE	94,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/1755	12/20/2000	WD	Q	V	01	6,700

GRANTOR: P F NET PROPERTY CORP
GRANTEE: A T & T CORP (SPEC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S29 E48 N29$.

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	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	9100	C	UTILITY	0		A-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	15,000.00	15,000.00	18,300							

REVIEW DATE 09/27/2023 BY JB Total Acres: 1.22 Total Land Value: 18,300 Market: 0 Agricultural: 0 Common: 18,300 PRINTED 11/19/2025 BY SYS