

BEG NW COR OF NW1/4 OF NE1/4,
RUN E 578 FT, S 475 FT, W 578
FT, N 475 FT TO POB, EX A AC

CURRY LAVADA A/CHOICE CLYMERTEAN C
1257 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02776-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

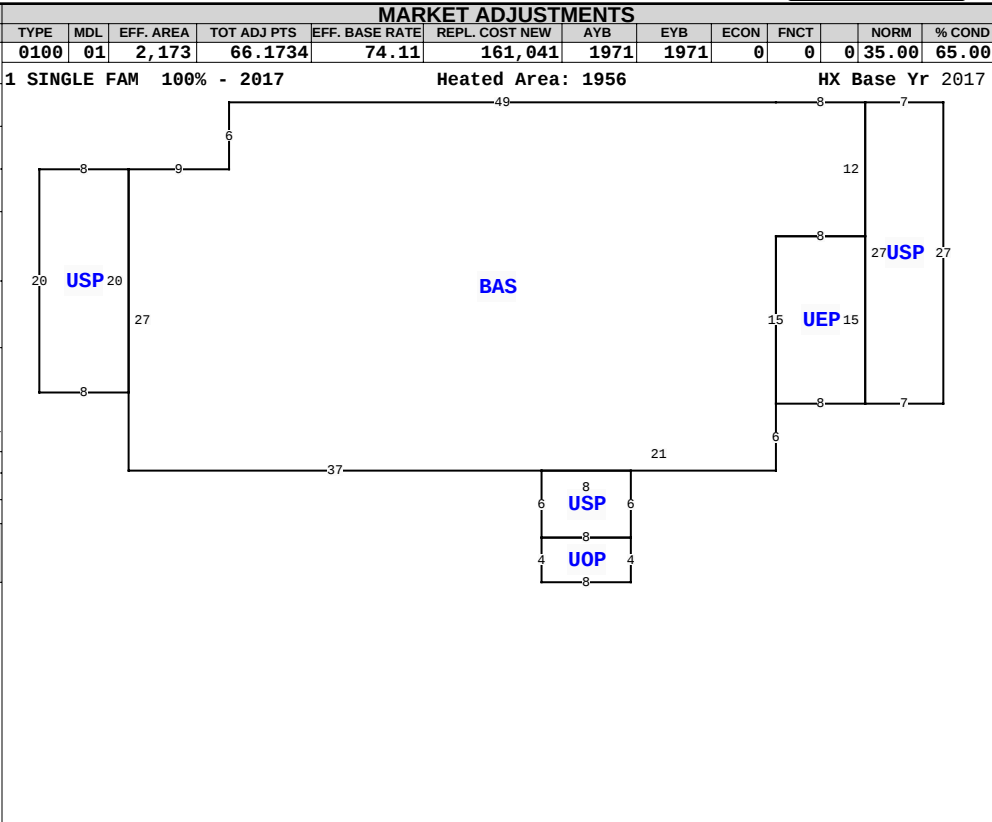
Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100		1,956	94,223
UEP	120	60		72	3,468
UOP	32	20		6	289
USP	48	35		17	819
USP	160	35		56	2,698
USP	189	35		66	3,179

TOTALS	2,505			2,173	104,677
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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	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
4	0031	BARN,MT AE	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	0.69



1257 SW BIRLEY AVE, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		104,677			
TOTAL MARKET OB/XF VALUE		5,950			
TOTAL LAND VALUE - MARKET		10,350			
TOTAL MARKET VALUE		120,977			
SOH/AGL Deduction		47,912			
ASSESSED VALUE		73,065			
TOTAL EXEMPTION VALUE		48,065			
BASE TAXABLE VALUE		25,000			
TOTAL JUST VALUE		120,977			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		120,977			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31939	MAINT/ALTR	30	05/06/2014
25384	REMODEL	30	01/08/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0995	8/16/2016	QC	U	I	11	100
GRANTOR: LAVADA A CURRY & CLYM						
GRANTEE: CLYMERTEAN C CHOICE						
1152/0241	5/09/2008	QC	Q	I	01	100
GRANTOR: GRACE CURRY & CLYMERT						
GRANTEE: CLYMERTEAN C CHOICE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W49 S6 W9 USP= W8 S20 E8 N20\$ S27 E37 USP= S6 UOP= S4 E8 N4 W8\$ E8 N6 W8\$ E21 N6 UEP= E8 USP= E7 N27 W7 S27\$ N15 W8 S15\$ N15 E8 N12 W8\$.									