COMM NW COR OF NE1/4, E 40.85
FT TO E R/W OF BIRLEY RD FOR
POB, CONT E 536.93 TO NE COR

CURRY LAVADA A/CURRY SHANNON M
1257 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02776-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	440
TOTAL LAND VALUE - MARKET	49,390
TOTAL MARKET VALUE	49,830
SOH/AGL Deduction	5,834
ASSESSED VALUE	43,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,996
TOTAL JUST VALUE	49,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1328/2500	12/31/2016	WD	U	V	30	100
GRANTOR: LAVADA & SHANNON CURR						
GRANTEE: LAVADA & SHANNON CU						
1320/0995	8/16/2016	QC	U	V	11	100
GRANTOR: CLYMERTEAN CHOICE & L						
GRANTEE: LAVADA CURRY & ETAL						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	0	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 440

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	0700	C	MISC RES	0		A-1	0.00	0.00	4.49	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,390							

REVIEW DATE 09/27/2023 BY JB Total Acres: 4.49 Total Land Value: 49,390 Market: 0 Agricultural: 0 Common: 49,390 PRINTED 11/19/2025 BY SYS