

COMM SE COR OF SW1/4, RUN W 45.0
BIRLEY RD FOR POB, RUN N 724.21
SR-252, SW ALONG R/W 329.95 FT,

STEPHENS RACHAEL J
2270 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02778-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architactual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,512	100
UOP	99	25
TOTALS	1,611	1,537 43,122

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,537	116.9000	70.14	107,805	1989	1989	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr													
2218 SW BIRLEY AVE, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				43,122			
TOTAL MARKET OB/XF VALUE				7,375			
TOTAL LAND VALUE - MARKET				9,600			
TOTAL MARKET VALUE				60,097			
SOH/AGL Deduction				11,238			
ASSESSED VALUE				48,859			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				48,859			
TOTAL JUST VALUE				60,097			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				60,097			
XFOB:1:1: ID#LHMLF28262253443A & B - FORE							

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3 100
2	0040	BARN, POLE	0	0	10 14	140.00	UT	2.50	2.50	50	1994	1994	3 50
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3 100

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.96	AC		1.00	1.00
TOTAL OB/XF 7,375													
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1.00	10,000.00	10,000.00	9,600										