COMM SE COR OF SW1/4, RUN W 41.8
BIRLEY RD RUN N ALONG W R/W 146.
CONT N 210.01 FT, W 299.01 FT, S

INGRAM CRYSTAL J
347 SE CHEDDAR CT
LAKE CITY, FL 32025-3841

**2026**

**05-4S-16-02778-004**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

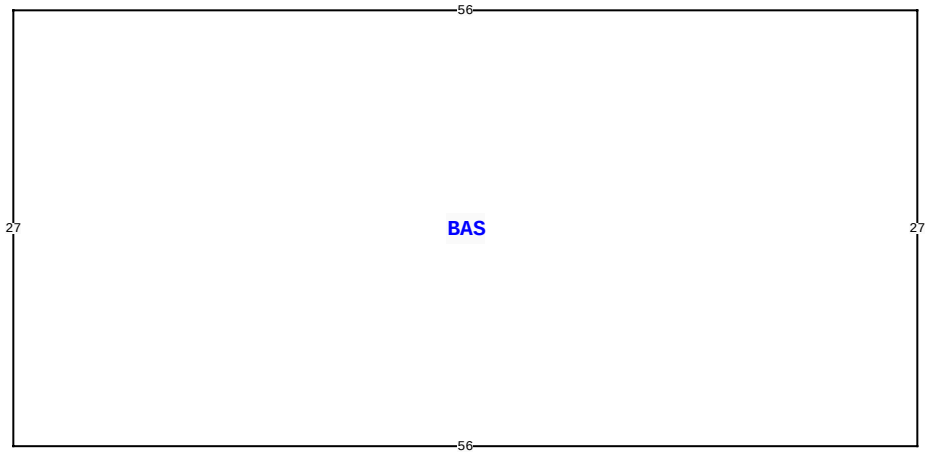
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 5416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 110,085 |
| TOTALS | 1,512 | | | 1,512 | 110,085 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,512 | 113.9000 | 107.07 | 161,890 | 2011 | 2011 | 0 | 0 | 0 | 32.00 | 68.00 |

1 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr




2172 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 | 110,085 |
| TOTAL MARKET OB/XF VALUE | 10,200 |
| TOTAL LAND VALUE - MARKET | 21,750 |
| TOTAL MARKET VALUE | 142,035 |
| SOH/AGL Deduction | 1,617 |
| ASSESSED VALUE | 140,418 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 140,418 |
| TOTAL JUST VALUE | 142,035 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 146,892 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33103 | M H | 500 | 06/19/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1291/2605 | 3/31/2015 | QC | U | V | 11 | 100 |

GRANTOR: RACHAEL J STEPHENS
GRANTEE: CRYSTAL J INGRAM

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 2,800.00 | 2,800.00 | 100 | 2024 | 2023 | | 100 | 2,800 | |
| 3 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2024 | 2023 | | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,200

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.45 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 21,750 | | | | | | | |

REVIEW DATE 09/29/2023 BY JB Total Acres: 1.45 Total Land Value: 21,750 Market: 0 Agricultural: 0 Common: 21,750 PRINTED 11/18/2025 BY SYS