COMM NE COR OF SW1/4, RUN W
ALONG N LINE 40 FT TO W R/W
BIRLEY RD, S ALONG R/W 1480.67

YOUNG DANIEL B
2008 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02780-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

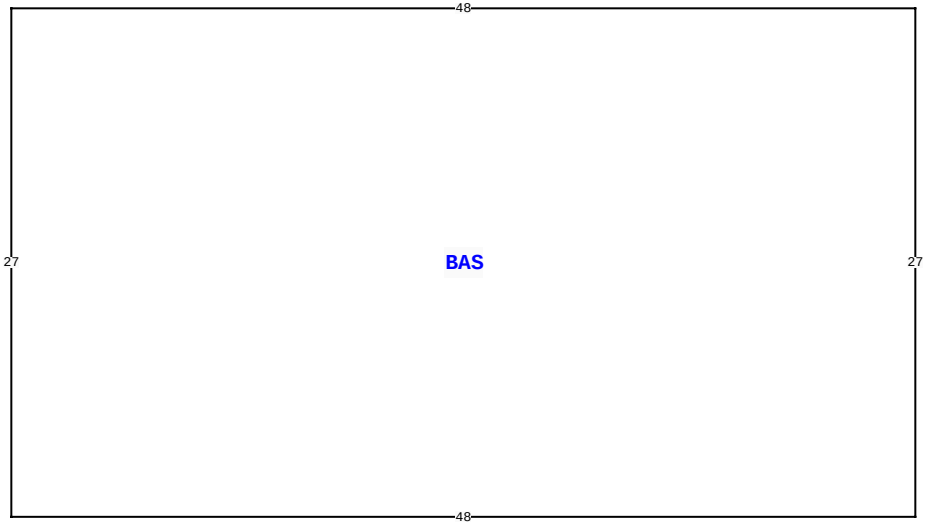
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	5416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	97,163
TOTALS	1,296			1,296	97,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	116.5000	115.34	149,481	1997	2010	0	0	0	35.00	65.00

1 MANUF 2 0% - 2021 Heated Area: 1296 HX Base Yr



2008 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	97,163
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	126,363
SOH/AGL Deduction	0
ASSESSED VALUE	126,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,363
TOTAL JUST VALUE	126,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,847

SALE:1:1: 0.51 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30422	MAINT/ALTR	35	08/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/1651	3/06/2020	WD	Q	I	01	89,900
GRANTOR: ARCHIE W CLEMONS & WI						
GRANTEE: DANIEL B YOUNG						
1346/1860	10/17/2017	WD	U	I	12	35,500
GRANTOR: US BANK, NA AS TRUSTE						
GRANTEE: ARCHIE CLEMONS &WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/29/2023 BY JB Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/19/2025 BY SYS