

COMM NE COR OF SW1/4, RUN W
40 FT TO W R/W BIRLEY RD, S
1380.67 FT FOR POB, CONT S

SUTTON LINDA S
1988 SW BIRLEY AVE
LAKE CITY, FL 32024

2025

05-4S-16-02780-019



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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
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	1,512	100		1,512	92,166
UOP	192	25		48	2,926
TOTALS	1,704			1,560	95,092

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	117.9000	110.83	172,895	1994	1994	0	0	0	45.00	55.00
1 MANUF 1		100% - 2009			Heated Area: 1512				HX Base Yr 2009			
27 56 40 16 12 12 16 27 BAS UOP												
				BIDD DATE				LCI DATE				

1988 SW BIRLEY AVE, LAKE CITY					BLD DATE					LGL DATE		04/08/2025	MLU
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
1.00	UT	800.00	800.00	100	2024	2023		100	800				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		95,092	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		128,892	
SOH/AGL Deduction		79,952	
ASSESSED VALUE		48,940	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		23,940	
TOTAL JUST VALUE		128,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		115,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/1179	2/27/2008	WD	Q	I		67,900
GRANTOR: BRENT D HOLLINGSWORTH						
GRANTEE: LINDA S SUTTON						
1029/0532	9/16/2004	WD	Q	I	01	33,500
GRANTOR: GREENTREE						
GRANTEE: BRENT D HOLLINGSWOR						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S27 E16 UOP= S12 E16 N12 W16\$ E40 N27\$.									