COMM NE COR OF SW1/4, RUN W 40 F
TO POB, CONT S 100 FT, W 236.91
104.07 FT, E 207.94 FT TO POB. (

GEORGE SAMMY LEE/GEORGE SHEILA DENISE
1930 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02780-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

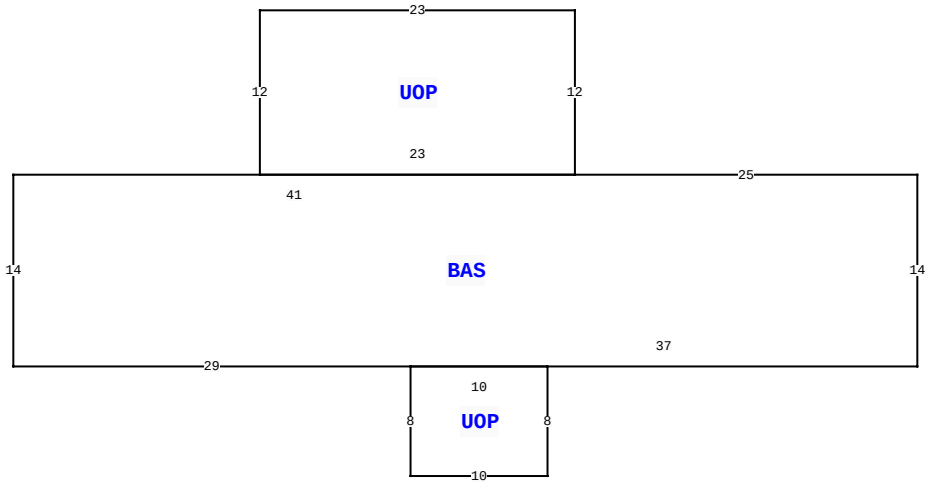
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	924	100		924	20,938
UOP	80	25		20	453
UOP	276	25		69	1,564
TOTALS	1,280			1,013	22,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,013	94.4100	56.65	57,386	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



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

1930 SW BIRLEY AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,954
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	56,054
SOH/AGL Deduction	10,438
ASSESSED VALUE	45,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,616
TOTAL JUST VALUE	56,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,054

LAND:1:1: 0.61 ACRE

SALE:1:1: 0.63 ACRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1923	8/22/2025	WD	Q	I	01	50,000
GRANTOR: BAKER DAVID WILLARD						
GRANTEE: GEORGE SAMMY LEE						
1517/2516	6/25/2024	LE	U	I	14	100
GRANTOR: BAKER DAVID W						
GRANTEE: BAKER DAVID W (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N12 W23 S12 E23$ W41 S14 E29 UOP= S8 E10 N8 W10$ E37 N14$.

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	2014	2014	3	100	100	
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 7,100

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	26,000.00	26,000.00	26,000							

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/19/2025 BY SYS