COMM NE COR OF NE1/4 OF SW1/4, RUN W 59.80 FT TO W R/W BIRLEY RD, RUN S ALONG R/W 945.83 FT

HERRING DEBORAH ANNE
1904 SW BIRLEY AVENUE
LAKE CITY, FL 32024

2026

05-4S-16-02780-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

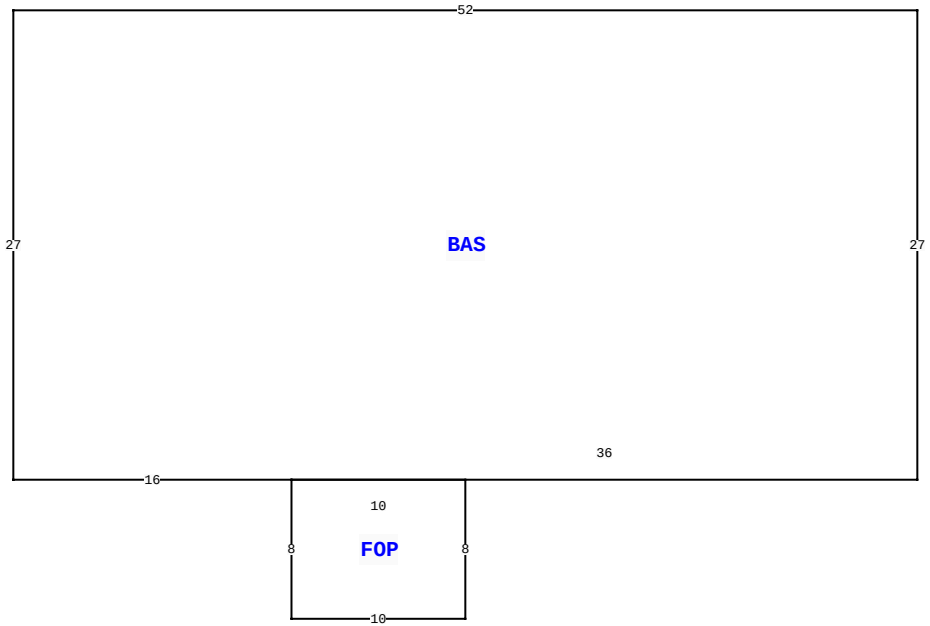
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	84,131
FOP	80	35		28	1,678
TOTALS	1,484			1,432	85,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,432	115.9000	108.95	156,016	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1404 HX Base Yr 2019



1904 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		85,809
TOTAL MARKET OB/XF VALUE		13,970
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		125,779
SOH/AGL Deduction		63,325
ASSESSED VALUE		62,454
TOTAL EXEMPTION VALUE	HX HB SX	62,454
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		125,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,779

SALE:1:1: LOT 7 (0.51 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24671	REMODEL	30	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/1842	7/16/2018	WD	Q	I	01	80,000
GRANTOR: ANDREW & JOYCE MILLER						
GRANTEE: DEBORAH ANNE HERRIN						
1078/0377	3/21/2006	WD	Q	I		83,500
GRANTOR: DONNA ANDREW						
GRANTEE: ANDREW & JOYCE MILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E16 FOP= S8 E10 N8 W10$ E36 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0031	BARN,MT AE	0	100	18	25	450.00	UT	12.00	12.00	100	2006	2006	3	100	5,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	6	18	108.00	UT	2.50	2.50	100	2006	2006	3	100	270	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 13,970

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	100		00	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: 0.54 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/19/2025 BY SYS