COMM NE COR OF NE1/4 OF SW1/4,
RUN W 59.80 FT, RUN S ALONG
W R/W BIRLEY RD 545.75 FT FOR

GRINNELL SCOTT K/GRINNELL RHONDA RENEE
1830 SW BIRLEY AVE
LAKE CITY, FL 32024

2025

05-4S-16-02780-027

BUILDING CHARACTERISTICS

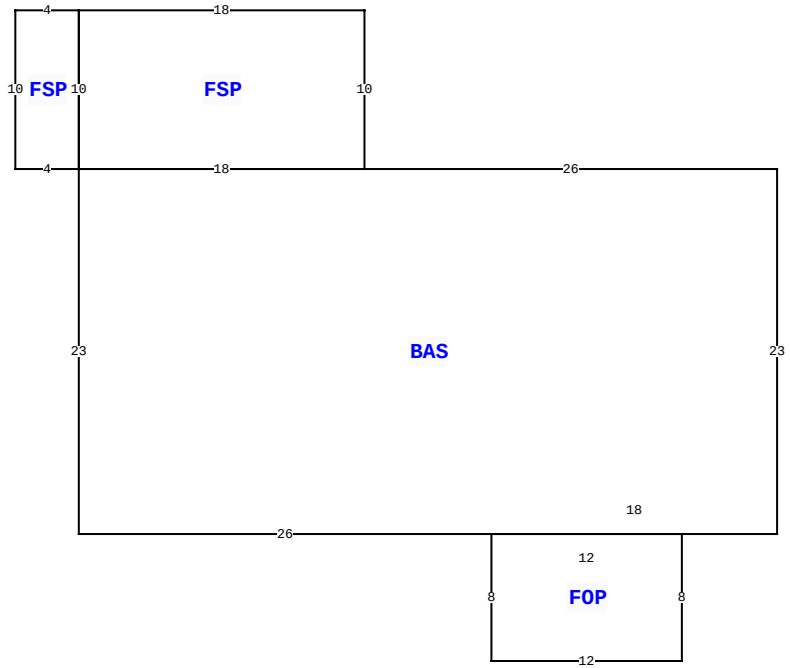
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,012	100		1,012	60,118
FOP	96	35		34	2,020
FSP	40	40		16	950
FSP	180	40		72	4,277
TOTALS	1,328			1,134	67,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,134	114.9000	108.01	122,483	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1012 HX Base Yr 2000



1830 SW BIRLEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		67,366
TOTAL MARKET OB/XF VALUE		17,348
TOTAL LAND VALUE - MARKET		25,300
TOTAL MARKET VALUE		110,014
SOH/AGL Deduction		58,051
ASSESSED VALUE		51,963
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		26,963
TOTAL JUST VALUE		110,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,943

LAND:1:1: .73 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1150/1537	4/26/2008	WD	Q	I	01	0
GRANTOR: SCOTT K GRINNELL (CO						
GRANTEE: SCOTT K & RHONDA RE						
1144/1248	1/26/2008	WD	Q	I	01	12,500
GRANTOR: SCOTT K GRINNELL						
GRANTEE: SCOTT K & RHONDA RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N10 W18 S10 E18$ W18 FSP= N10 W4 S10 E4$ S23 E26 FOP= S8E12 N8 W12$ E18 N23$.

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	100	8	12	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
2	0296	SHED METAL	0	100	11	24	264.00	UT	7.00	7.00	100	2006	2006	3	100	1,848	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	18	25	450.00	UT	12.00	12.00	100	2006	2006	3	100	5,400	
5	0060	CARPORT F	0	100	12	25	300.00	UT	5.00	5.00	100	2006	2006	3	100	1,500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 17,348

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	22,000.00	25,300.00	25,300							

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.76 Total Land Value: 25,300 Market: 0 Agricultural: 0 Common: 25,300 PRINTED 08/22/2025 BY SYS