COMM NE COR OF NE1/4 OF SW1/4,
RUN W 59.80 FT, S ALONG W R/W
OF BIRLEY RD 445.73 FT FOR

MCCRARY-TAYLOR JACKIE
246 SOUNDLESS CT
LAKE CITY, FL 32024

2026

05-4S-16-02780-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

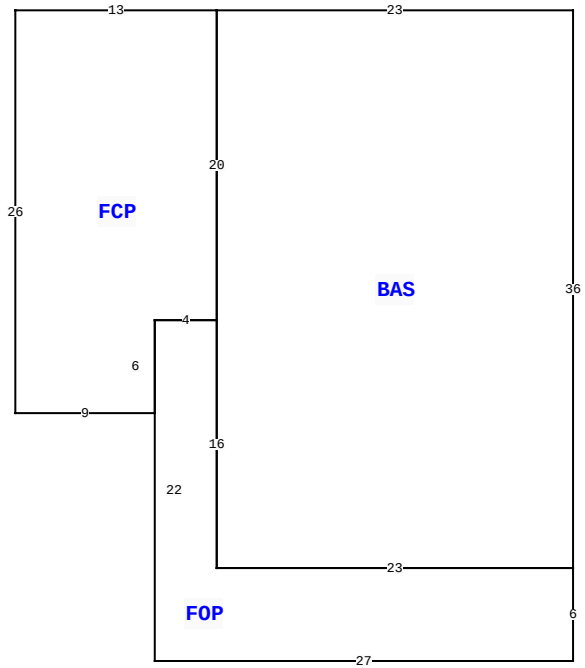
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	828	100		828	49,484
FCP	314	25		78	4,661
FOP	226	35		79	4,721
TOTALS	1,368			985	58,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	985	115.6000	108.66	107,030	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 828 HX Base Yr



1810 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	58,866
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	92,866
SOH/AGL Deduction	17,458
ASSESSED VALUE	75,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,408
TOTAL JUST VALUE	92,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1344/1682	9/20/2017	WD	Q	I	01	42,500
GRANTOR: WILLIAM BRUCE						
GRANTEE: JACKIE TAYLOR-MCCRA						
1212/1729	3/31/2011	WD	U	I	40	48,000
GRANTOR: DEBRA E POLLARD BRADY						
GRANTEE: WILLIAM BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FCP= W13 S26 E9 N6 E4 N20$ S20 FOP= W4 S22 E27 N6 W23 N16$ S16 E23 N36$.

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	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.00	5.00	100	1996	1996	3	100	600	
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 7,600

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	1.20	22,000.00	26,400.00	26,400							

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.78 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/19/2025 BY SYS