COMM NE COR OF NE1/4 OF SW1/4,
RUN W 59.80 FT, S 145.73 FT
FOR POB, CONT S 100 FT, W

SHELTERS ROBERT/SHELTERS ELLA V
1752 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02780-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

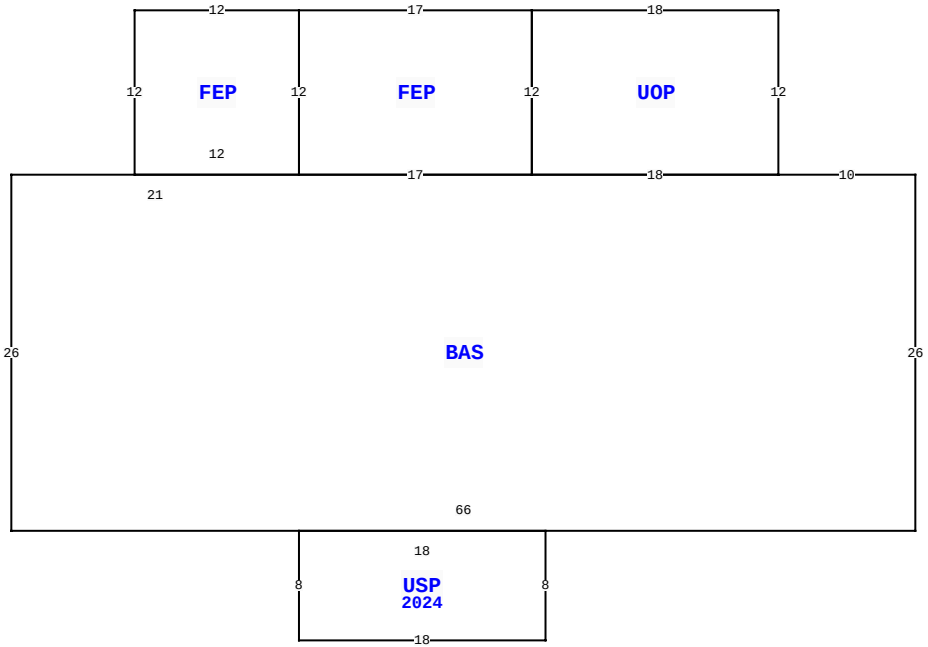
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,716	100		1,716	102,827
FEP	144	85		122	7,311
FEP	204	85		173	10,366
UOP	216	25		54	3,236
USP	144	35	2024	50	2,996
TOTALS	2,424			2,115	126,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,115	115.9000	108.95	230,429	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 1716 HX Base Yr 2002



1752 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		126,736
TOTAL MARKET OB/XF VALUE		8,449
TOTAL LAND VALUE - MARKET		29,700
TOTAL MARKET VALUE		164,885
SOH/AGL Deduction		93,084
ASSESSED VALUE		71,801
TOTAL EXEMPTION VALUE	HX HB VX	51,801
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		164,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,885

LAND:1:1: 1.19 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0873/2558	1/28/1999	WD	Q	V		10,100

GRANTOR: ROBINSON
GRANTEE: SHELTERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 W18 W17 W21 S26 E66 N26 $
UOP=[ORIG=-10,0] N12 W18 S12 E18 $
FEP=[ORIG=-28,0] N12 W17 S12 E17 $
FEP=[ORIG=-45,0] N12 W12 S12 E12 $
USP=[YR=2024;ORIG=-45,26] E18 S8 W18 N8 $
.

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	0210	GARAGE U	0	100	21	23	483.00	UT	3.00	3.00	100	2006	2006	3	100	1,449	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,449

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	1.35	22,000.00	29,700.00	29,700							

REVIEW DATE 09/29/2023 BY JB Total Acres: 1.23 Total Land Value: 29,700 Market: 0 Agricultural: 0 Common: 29,700 PRINTED 11/19/2025 BY SYS