THE N 4.02 ACRES OF E1/2 OF NE1/
ALSO DESC AS: BEG AT NE COR OF S

AL-HOUMAIDY SUMIYAH A
2746 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02811-003

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	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
Units		0 100
Quality	05	05

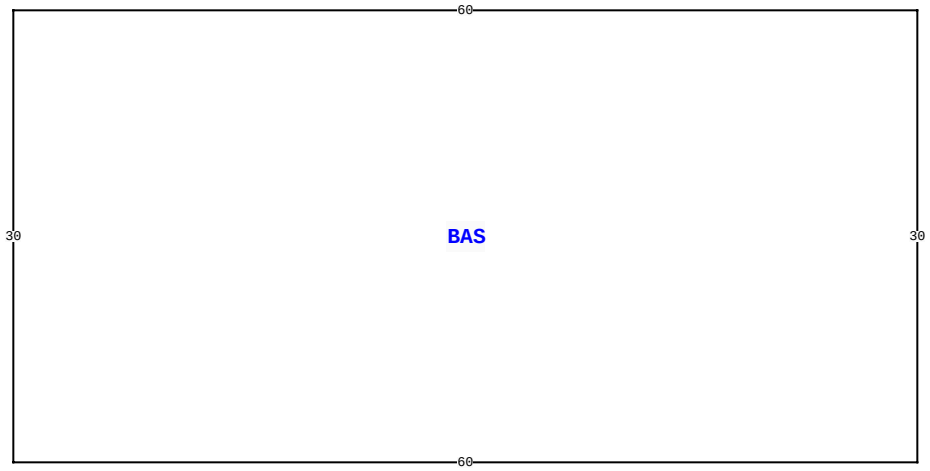
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	184,701
TOTALS	1,800			1,800	184,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,800	113.9000	112.76	202,968	2020	2020	0	0	0	9.00	91.00

2 MANUF 2 100% - 2021 Heated Area: 1800 HX Base Yr 2021



2746 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,701
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		36,180
TOTAL MARKET VALUE		227,881
SOH/AGL Deduction		64,019
ASSESSED VALUE		163,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,140
TOTAL JUST VALUE		227,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,940

SALE:2:1: 3.01 ACRES
SALE:1:1: 2 DEEDS (PG 654 - 3,500)
XFOB:1:1: SPRINGDALE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39187	M H	0	01/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0128	10/30/2019	WD	Q	V	01	45,000
GRANTOR: PHILLIP K WOOLEY						
GRANTEE: SUMIYAH A AL-HOUMAI						
1253/2385	4/24/2013	WD	U	I	30	100
GRANTOR: CATHY WOOLEY						
GRANTEE: PHILLIP K WOOLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	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 7,000

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	4.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,180							

REVIEW DATE 02/15/2024 BY JB Total Acres: 4.02 Total Land Value: 36,180 Market: 0 Agricultural: 0 Common: 36,180 PRINTED 11/10/2025 BY SYS