

HINES FRANK RAY
2849 SW BIRLEY AVE
LAKE CITY, FL 32024

08-4S-16-02812-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall		31	VINYL SID 100		0203	02	1,140	114.00	00	117.42	133,859		2023	2023	0	0	0	3.00	97.00	VALUATION BY					STANDARD				
Exterior Wall		00	N/A 0		2 MANUF 3		100% - 2024		Heated Area: 1140										HX Base Yr										
Roof Structur		03	GABLE/HIP 100		15 76 15 76 BAS 2024															BUILDING MARKET VALUE					129,843				
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					11,700				
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					319,450				
Interior Floo		13	LAM/VNLPLK 100																	TOTAL MARKET VALUE					164,215				
Interior Floo		00	N/A 0																	ASSESSED VALUE					158,299				
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE					HX HB 50,722				
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE					107,577				
Bedrooms			2 100																	TOTAL JUST VALUE					460,993				
Bathrooms			2 100																	NCON VALUE					0				
Frame		01	NONE 100																	INCOME VALUE									
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE					462,332																			
Units			0 100																										
Condition Adj		03	03 100																										
Kitchen Adjus		01	01 100																										
Quality		05	05																										
DOR CODE		5000IMPROVED AG																											
MAP NUM			MKT AREA		06																								
NEIGHBORHOOD/LOC		8416.00				1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,140	100	2024	1,140	129,843																								
TOTALS		1,140			1,140	129,843																							
EXTRA FEATURES						2849 SW BIRLEY AVE, LAKE CITY										BLD DATE				LGL DATE									
																XF DATE				LAND DATE									
																INC DATE				AG DATE									
L N	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														
2	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000														
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200														
4	0285	SALVAGE	0 100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500														
LAND DESCRIPTION						TOTAL OB/XF 11,700																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000												
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	62.89	AC		1.00	1.00	1.00	281.00	281.00	17,672												
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	62.89	AC		1.00	1.00	1.00	5,000.00	5,000.00	314,450												
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