COMM SW COR OF NW1/4 OF SE1/4, R TO E R/W BIRLEY RD, S 52.72 FT F FT, N 218.13 FT, E 427.49 FT, S

BRYANT ELIZABETH K
2987 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

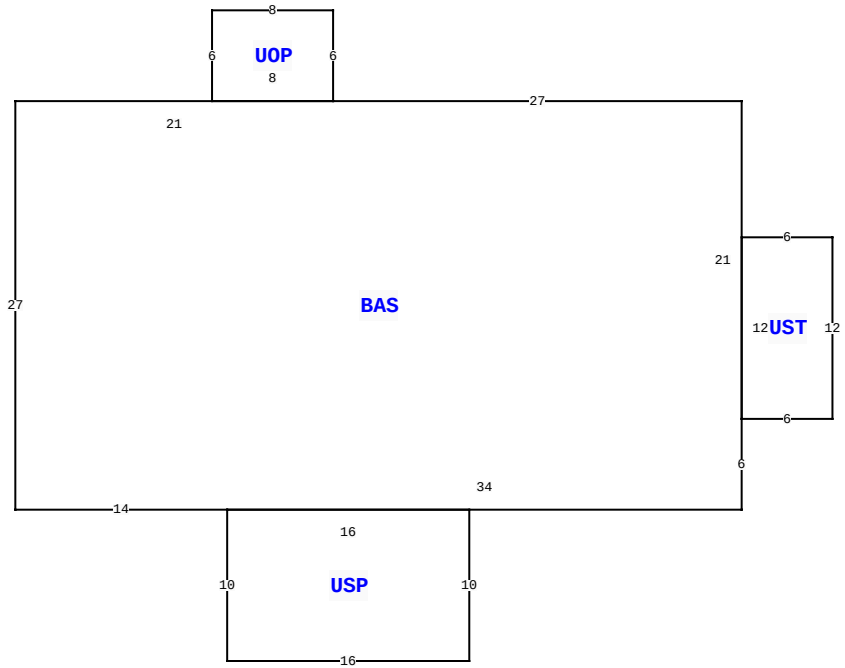
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	8416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,360
UOP	48	25		12	337
USP	160	35		56	1,571
UST	72	45		32	898
TOTALS	1,576			1,396	39,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,396	116.9000	70.14	97,915	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1296 HX Base Yr 2018



2987 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,166
TOTAL MARKET OB/XF VALUE		9,241
TOTAL LAND VALUE - MARKET		12,120
TOTAL MARKET VALUE		60,527
SOH/AGL Deduction		24,284
ASSESSED VALUE		36,243
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		6,243
TOTAL JUST VALUE		60,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,527

XFOB:1:1: CITATION M H

SALE:1:1: ONE OF FOUR DEEDS-$5500 @ - HEIR PROPERT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12671	M H	125	06/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1531/95	11/19/2024	LE	U	I	14	100
GRANTOR: BRYANT ELIZABETH K (E						
GRANTEE: PANCAKE ROBERT W II						
1072/0286	1/19/2006	WD	U	I		65,000
GRANTOR: ALIX C DUBLINSKI						
GRANTEE: JOHN M & ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N6 W8 S6 E8$ W21 S27 E14 USP= S10 E16 N10 W16$E34 N6 UST= E6 N12 W6 S12$ N21$.

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	9	18	162.00	UT	2.00	2.00	100	0	0	3	100	324	
2	0070	CARPORT UF	0	100	24	22	528.00	UT	1.00	1.00	60	0	0	3	60	317	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0130	CLFENCE 5	0	100	24	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,241

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	2.02	AC		1.00	1.00	0.75	8,000.00	6,000.00	12,120							

REVIEW DATE 02/15/2024 BY JB Total Acres: 2.02 Total Land Value: 12,120 Market: 0 Agricultural: 0 Common: 12,120 PRINTED 11/07/2025 BY SYS