COMM NE COR OF SE 1/4 OF SEC, W
POB, S 417 FT, W 1045.81 FT, N 3
17.09 FT, E 1045.90 FT TO POB EX

SKINNER PHYLLIS ANN
2729 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

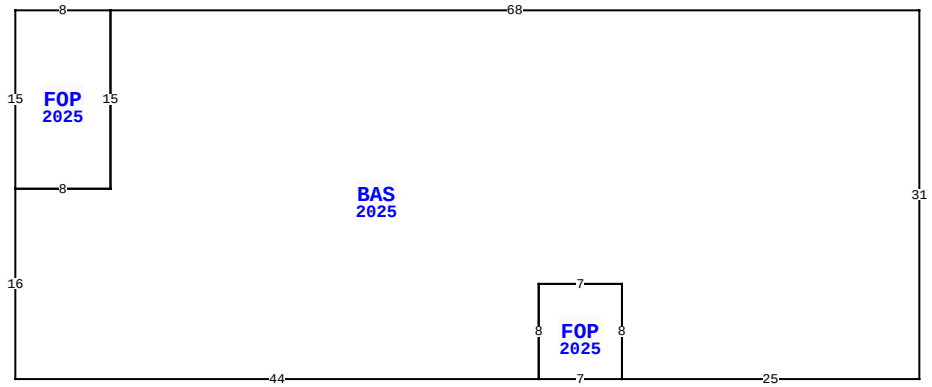
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	2,180	100	2025	2,180	253,057
FOP	56	35	2025	20	2,322
FOP	120	35	2025	42	4,876
TOTALS	2,356			2,242	260,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,242	115.0000	118.45	265,565	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 2180 HX Base Yr 2025



2729 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,254
TOTAL MARKET OB/XF VALUE		15,750
TOTAL LAND VALUE - MARKET		41,600
TOTAL MARKET VALUE		317,604
SOH/AGL Deduction		29,810
ASSESSED VALUE		287,794
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,072
TOTAL JUST VALUE		317,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050416	Mobile Home		07/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/2711	1/17/2023	WD	Q	V	04	125,000

GRANTOR: HINES FRANK RAY

GRANTEE: SKINNER PHYLLIS ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-11] W68 S15 W8 S16 E44 N8 E7 S8 E25 N31 $
FOP=[YR=2025;ORIG=-76,-11] E8 S15 W8 N15 $
FOP=[YR=2025;ORIG=-32,12] E7 S8 W7 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	0030	BARN,MT	0	100	20	20	1.00	UT	8,750.00	8,750.00	100	2024	2023		100	8,750	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,750

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					4.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,600							

REVIEW DATE 09/17/2024 BY JB Total Acres: 4.16 Total Land Value: 41,600 Market: 0 Agricultural: 0 Common: 41,600 PRINTED 11/07/2025 BY SYS