COMM SW COR OF NW1/4 OF SE1/4, R
TO E R/W BIRLEY RD, S 112.71 FT,
FOR POB, CONT E 427.64 FT, S 218

SCHULZ BEVERLY D
3031 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

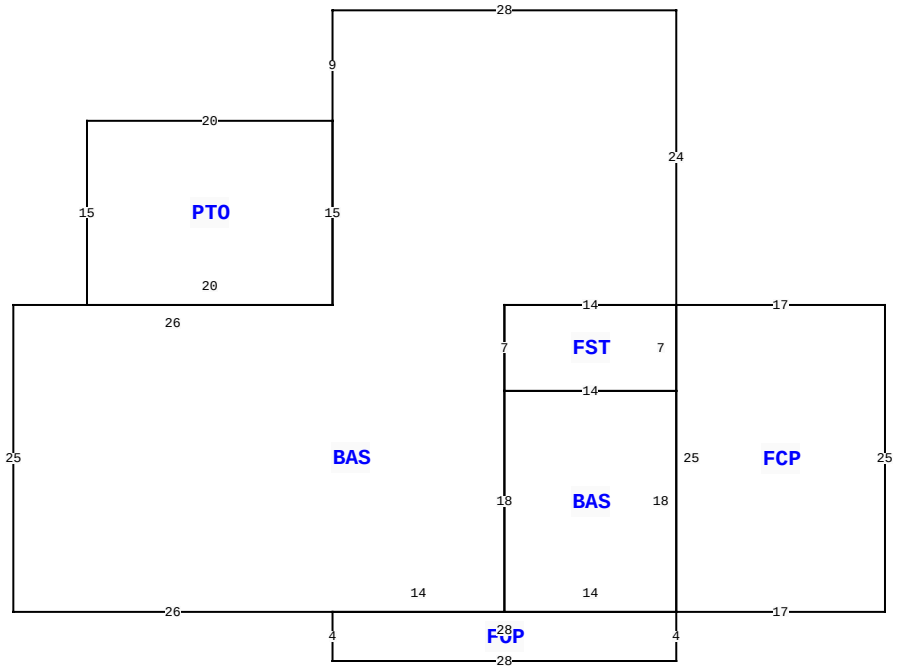
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	252	100		252	19,931
BAS	1,672	100		1,672	132,242
FCP	425	25		106	8,384
FOP	112	30		34	2,689
FST	98	55		54	4,271
PTO	300	5		15	1,186
TOTALS	2,859			2,133	168,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	108.6400	121.68	259,543	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1924 HX Base Yr



3031 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		168,703
TOTAL MARKET OB/XF VALUE		18,811
TOTAL LAND VALUE - MARKET		19,296
TOTAL MARKET VALUE		206,810
SOH/AGL Deduction		78,243
ASSESSED VALUE		128,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,845
TOTAL JUST VALUE		206,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14611	PUMP/UTPOL	30	10/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S9 PTO= W20 S15 E20 N15$ S15 W26 S25 E26 FOP= S4 E28 N4 W28$ E14 BAS= E14 FCP= E17 N25 W17 S25$ N18 W14 S18$ N18 FST= E14 N7 W14 S7$ N7 E14 N24$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0020	BARN,FR	0	100	32	48	1.00	UT	0.00	0.00	100	1998	1998	3	100	8,000	
4	0294	SHED WOOD/	0	100	11	12	132.00	UT	7.50	7.50	75	1999	1999	3	75	743	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0020	BARN,FR	0	100	32	28	896.00	UT	10.00	10.00	80	2014	2014	3	80	7,168	

LAND DESCRIPTION

TOTAL OB/XF 18,811

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	0100	C	SFR	100		A-1	0.00	0.00	2.68	AC		1.00	1.00	0.90	8,000.00	7,200.00	19,296							

REVIEW DATE 02/15/2024 BY JB Total Acres: 2.68 Total Land Value: 19,296 Market: 0 Agricultural: 0 Common: 19,296 PRINTED 11/07/2025 BY SYS