

COMM SW COR OF NW1/4 OF SE1/4, R
E R/W BIRLEY RD FOR POB, RUN N 5
E 218 FT, S 109.07 FT, W 218 FT,

B & L ENTERPRISES OF N FL LLC
2965 216TH ST
LAKE CITY, FL 32024

2026

08-4S-16-02812-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	02	02 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	8416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	15,741
BAS	1,081	100		1,081	81,416
FOP	44	30		13	979
FOP	56	30		17	1,281
FST	54	55		30	2,259
TOTALS	1,444			1,350	101,676

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
3	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	0.54

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,350	103.4550	115.87	156,424	1978	1978	0	0	0 35.00	65.00	
1 SINGLE FAM		100% - 2008		Heated Area: 1290				HX Base Yr 2008				
2971 SW BIRLEY AVE, LAKE CITY												
BLD DATE				LGL DATE								
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		101,676	
TOTAL MARKET OB/XF VALUE		3,700	
TOTAL LAND VALUE - MARKET		11,340	
TOTAL MARKET VALUE		116,716	
SOH/AGL Deduction		22,494	
ASSESSED VALUE		94,222	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		43,500	
TOTAL JUST VALUE		116,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		133,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/335	6/09/2025	WD	U	I	37	110,000
GRANTOR: AVERY CRYSTAL ANN						
GRANTEE: B & L ENTERPRISES O						
1133/1491	10/09/2007	WD	Q	I		121,500
GRANTOR: MICHELLE J VANACORE						
GRANTEE: CRYSTAL ANN AVERY						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W42 FST= W6 S9 E6 N9\$ S9 BAS= W6 S19 E11 N19 W5\$ E5S19 FOP= W11 S4 E11 N4\$ FOP= S4 E14 N4 W14\$ E37 N28\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	0.54