COMM NE COR OF SE 1/4 OF SEC, W
POB, S 417 FT, W 626.76 FT, N 41
FT TO POB EX 1 AC DESC IN WD 148

HRAPSKI ELIZABETH LEE
2731 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-013

BUILDING CHARACTERISTICS

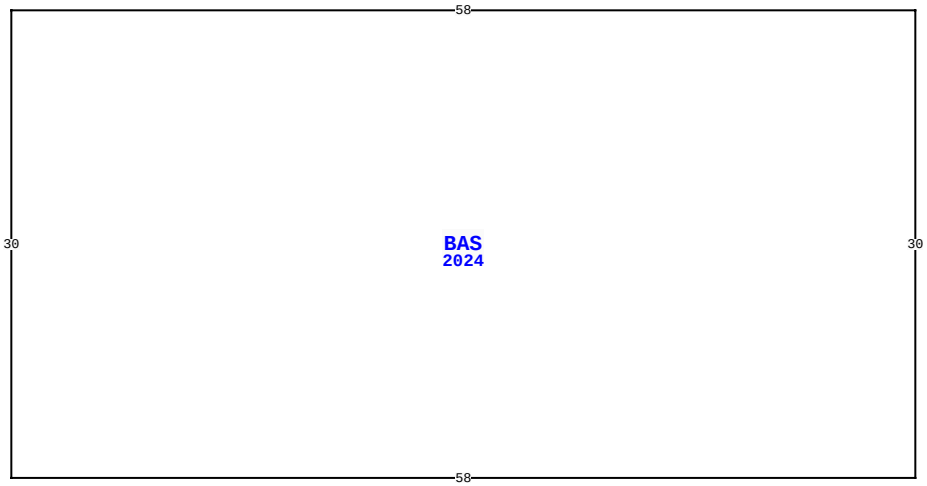
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,740	100	2024	1,740	196,443
TOTALS	1,740			1,740	196,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,740	113.0000	116.39	202,519	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1740 HX Base Yr 2024



2731 SW BIRLEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,443
TOTAL MARKET OB/XF VALUE		24,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		260,443
SOH/AGL Deduction		42,223
ASSESSED VALUE		218,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,498
TOTAL JUST VALUE		260,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046915	Mobile Home		04/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2275	3/01/2023	WD	U	V	11	100
GRANTOR: SKINNER PHYLLIS ANN						
GRANTEE: HRAPSKI ELIZABETH L						
1485/208	2/22/2023	WD	U	V	11	100
GRANTOR: SKINNER PHYLLIS ANN						
GRANTEE: HRAPSKI ELIZABETH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,14] E58 S30 W58 N30 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0030	BARN,MT	0	100	25	32	1.00	UT	17,000.00	17,000.00	100	2024	2023		100	17,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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					4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 02/15/2024 BY JB Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS