COMM NE COR OF SE 1/4 OF SEC, W
W 417.84 FT FOR POB, S 208.50 FT
208.50 FT, E 208.92 FT TO POB.

FENNELL JOHN DALTON
2725 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

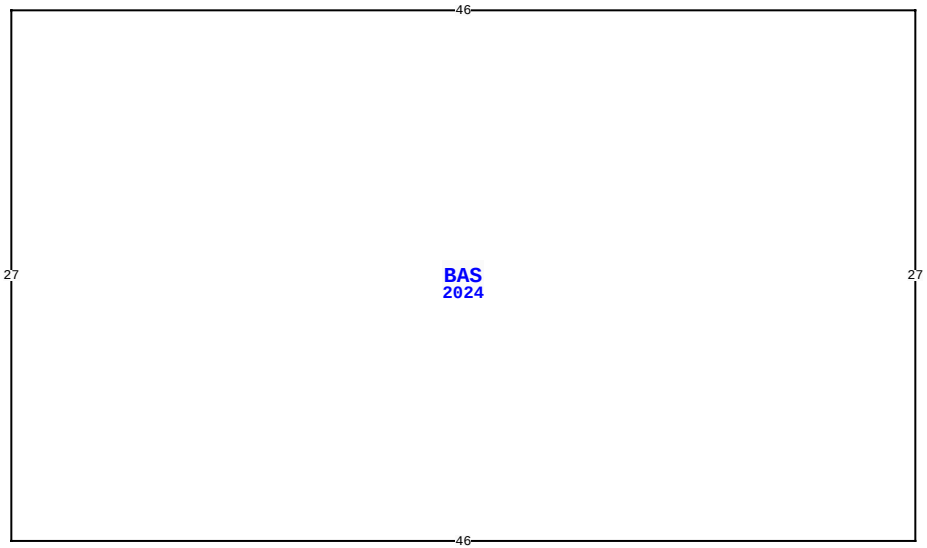
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	1,242	100	2024	1,242	67,497
TOTALS	1,242			1,242	67,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,242	120.5000	98.81	122,722	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1242 HX Base Yr 2024



2725 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		67,497
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		11,500
TOTAL MARKET VALUE		85,997
SOH/AGL Deduction		954
ASSESSED VALUE		85,043
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,321
TOTAL JUST VALUE		85,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047228	Mobile Home		05/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/430	3/10/2023	WD	U	V	11	100

GRANTOR: HRAPSKI ELIZABETH LEE

GRANTEE: FENNELL JOHN DALTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,13] E46 S27 W46 N27 $
.

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	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							

REVIEW DATE 02/15/2024 BY JB Total Acres: 1.00 Total Land Value: 11,500 Market: 0 Agricultural: 0 Common: 11,500 PRINTED 11/18/2025 BY SYS