COMM NE COR OF SE 1/4 OF SEC, W
W 417.84 FT, S 208.50 FT FOR POB
208.92 FT, N 208.52 FT, E 208.92

KOHN JAYDEN LEE
2761 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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		2 100
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

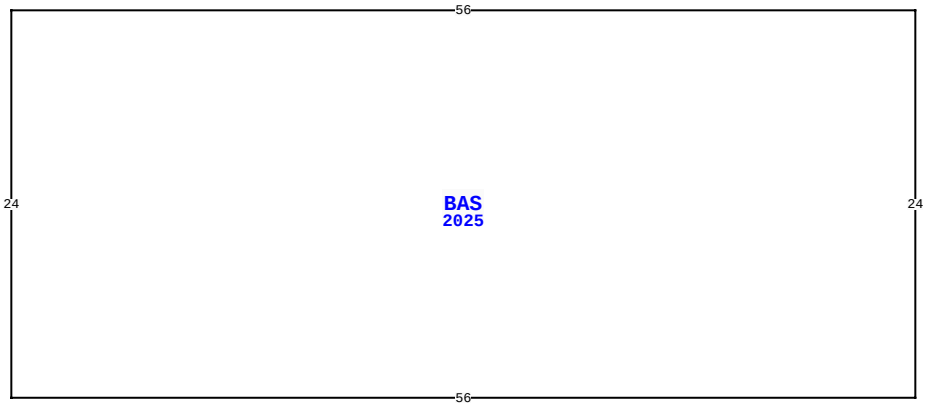
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2025	1,344	37,417
TOTALS	1,344			1,344	37,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	116.0000	69.60	93,542	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1344 HX Base Yr 2025



2761 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		37,417
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		11,500
TOTAL MARKET VALUE		51,917
SOH/AGL Deduction		0
ASSESSED VALUE		51,917
TOTAL EXEMPTION VALUE	HX HB	26,917
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		51,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047227	Mobile Home		05/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/427	3/10/2023	WD	U	V	11	100

GRANTOR: HRAPSKI ELIZABETH LEE
GRANTEE: KOHN JAYDEN LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,12] E56 S24 W56 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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					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