COMM SW COR OF NW1/4 OF NE1/4, R
POB, N 333.67 FT, E 651.95 FT, S
W 657.06 FT TO POB, EX ADD'L RD

SESSA CYNDIE L
2417 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02814-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

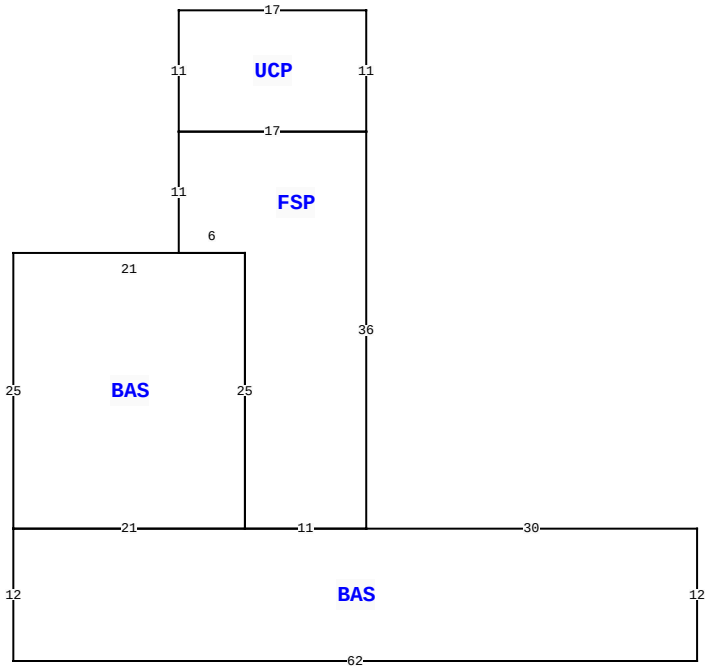
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 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	525	100		525	14,226
BAS	744	100		744	20,160
FSP	462	40		185	5,013
UCP	187	20		37	1,002
TOTALS	1,918			1,491	40,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,491	112.9000	67.74	101,000	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1269 HX Base Yr 2022



2417 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		40,400
TOTAL MARKET OB/XF VALUE		18,700
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		90,300
SOH/AGL Deduction		12,572
ASSESSED VALUE		77,728
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,006
TOTAL JUST VALUE		90,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7791	M H	100	11/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/732	4/15/2021	WD	Q	I	01	79,900
GRANTOR: YENNER ELIZABETH ANN						
GRANTEE: SESSA CYNDIE L						
0767/1310	11/13/1992	WD	Q	I		44,000
GRANTOR: MURRAY WHIDDON						
GRANTEE: ELIZABETH YENNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N36 UCP= N11 W17 S11 E17$ W17 S11 E6 S25 E11$
W11 BAS= N25 W21 S25 E21$ W21 S12 E62 N12$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
5	0030	BARN,MT	0	100	20	30	600.00	UT	15.00	15.00	100	2005	2005	3	100	9,000	
6	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 18,700

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	0102	C	SFR/MH	100		A-1	0.00	0.00	3.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,200							

REVIEW DATE 02/15/2024 BY JB Total Acres: 3.12 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 10/02/2025 BY SYS