LOT 1 GERALD RIGGLE DEVELOPEMENT
WD 1075-1477. CT 1171-915, SWD 1

TOWNSEND VICKI
2419 SW BIRLEY AVE
LAKE CITY, FL 32024-0982

2026

08-4S-16-02814-003

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	05	DRYWALL 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

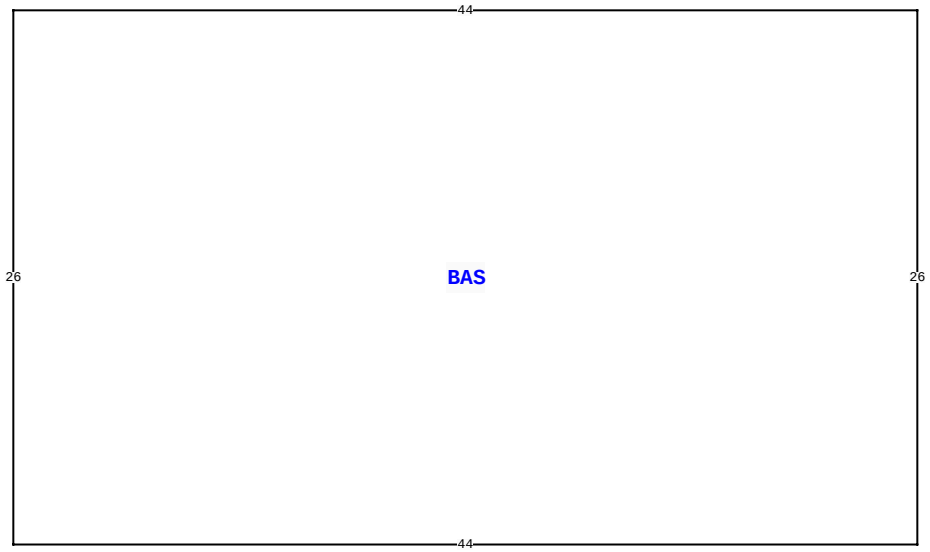
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 8416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	79,617
TOTALS	1,144			1,144	79,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	113.9000	107.07	122,488	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2017 Heated Area: 1144 HX Base Yr 2017



2419 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,617
TOTAL MARKET OB/XF VALUE		10,740
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		125,357
SOH/AGL Deduction		65,297
ASSESSED VALUE		60,060
TOTAL EXEMPTION VALUE	HX HB	35,060
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046351	Roof Replacement	18,522	01/24/2023
29152	M H	584	01/31/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1202/2299	10/12/2010	WD	U	V	12	12,000
GRANTOR: COLUMBIA COUNTY BANK						
GRANTEE: VICKI TOWNSEND						
1171/0915	3/25/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURTS						
GRANTEE: COLUMBIA COUNTY BAN						

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	0296	SHED METAL	0	100	10	12	120.00	UT	9.00	9.00	100	2011	2011	3	100	1,080	
2	0296	SHED METAL	0	100	8	10	80.00	UT	9.00	9.00	100	2011	2011	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2011	2011	3	100	540	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,740

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/15/2024 BY JB Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS