COMM AT NE COR OF NW1/4, RUN W
45.02 FT, S 239 FT FOR POB,
CONT S 221.67 FT, W 294.78 FT,

STEPHENS JASON C SR/STEPHENS RACHEL
2270 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02817-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

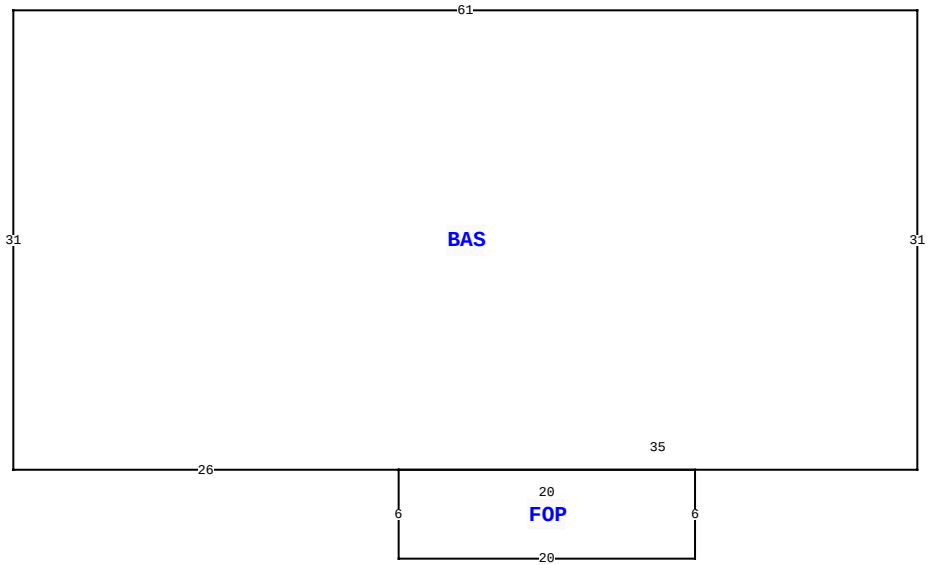
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100		1,891	190,698
FOP	120	30		36	3,630
TOTALS	2,011			1,927	194,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	111.1620	124.50	239,912	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1891 HX Base Yr 2007



2270 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,329
TOTAL MARKET OB/XF VALUE		9,757
TOTAL LAND VALUE - MARKET		23,100
TOTAL MARKET VALUE		227,186
SOH/AGL Deduction		73,326
ASSESSED VALUE		153,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,138
TOTAL JUST VALUE		227,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23833	SFR	544	11/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1060/2447	9/29/2005	WD	U	V		100

GRANTOR: JAMES R & CHARLENE L

GRANTEE: JASON C SR & RACHEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S31 E26 FOP= S6 E20 N6 W20$ E35 N31$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0031	BARN,MT AE	0	100	18	18	324.00	UT	9.00	9.00	75	2014	2014	3	75	2,187	
3	0031	BARN,MT AE	0	100	10	22	440.00	UT	9.00	9.00	75	2014	2014	3	75	2,970	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,757

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	0100	C	SFR	100		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	15,000.00	15,000.00	23,100							

REVIEW DATE 02/15/2024 BY JB Total Acres: 1.54 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 11/18/2025 BY SYS