

COMM NE COR OF NW1/4, RUN W 45.0
S 460.67 FT FOR POB, CONT S 221.
W 294.78 FT, N 221.69 FT, W 294.

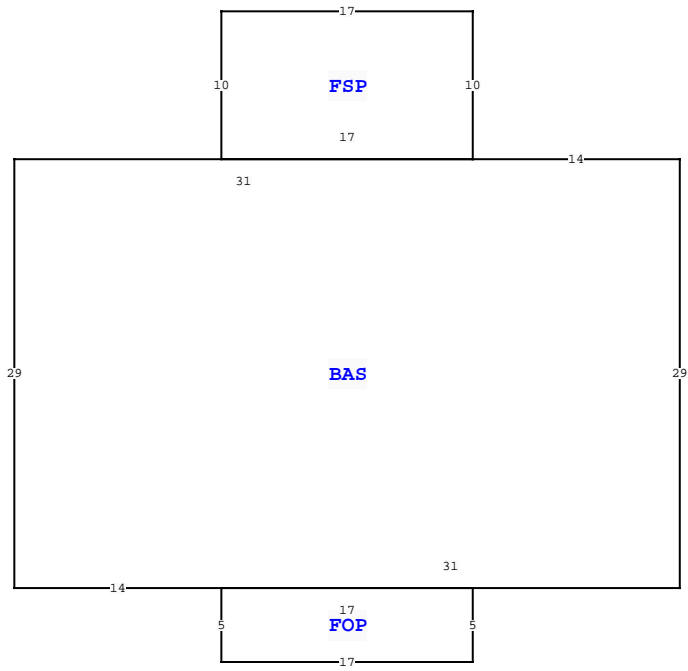
MORGAN SHARON M
2292 BIRLEY SW AVE
LAKE CITY, FL 32024

2025

08-4S-16-02817-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,305	100	
FOP	85	30	
FSP	170	40	
TOTALS	1,560		
			1,399
			140,605

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
SINGLE FAM - 100% - 2014 Heated Area: 1305 HX Base Yr 2014												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			140,605	
TOTAL MARKET OB/XF VALUE			3,456	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			166,561	
SOH/AGL Deduction			55,701	
ASSESSED VALUE			110,860	
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722	
BASE TAXABLE VALUE			5,138	
TOTAL JUST VALUE			166,561	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			157,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20841	POOL	105	07/07/2003
20356	SFR	224	01/27/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0246	9/20/2013	WD	U	I	18	83,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: SHARON M MORGAN						
1254/1010	3/14/2013	WD	U	I	18	0
GRANTOR: BANK OF AMERICA N A						
GRANTEE: THE SECRETARY OF HO						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
2292 SW BIRLEY AVE, LAKE CITY					04/07/2025	MLU	

L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	228.00	UT	2.00	100	2003	2003	3	100	456	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,800	
TOTAL OB/XF 3,456																

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W14 FSP= N10 W17 S10 E17\$ W31 S29 E14 FOP= S5 E17 N5 W17\$ E31 N29\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500								