BEG SE COR OF W1/2 OF SW1/4 OF N
FT, N 448.45 FT TO S R/W OF BARN
E 294.08 FT TO E LINE OF W1/2 OF

PETTY THEODORE ROOSEVELT/PETTY MARIE H
5163 SW BIRLEY AVE
LAKE CITY, FL 32024

2025

15-4S-16-02988-007

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	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

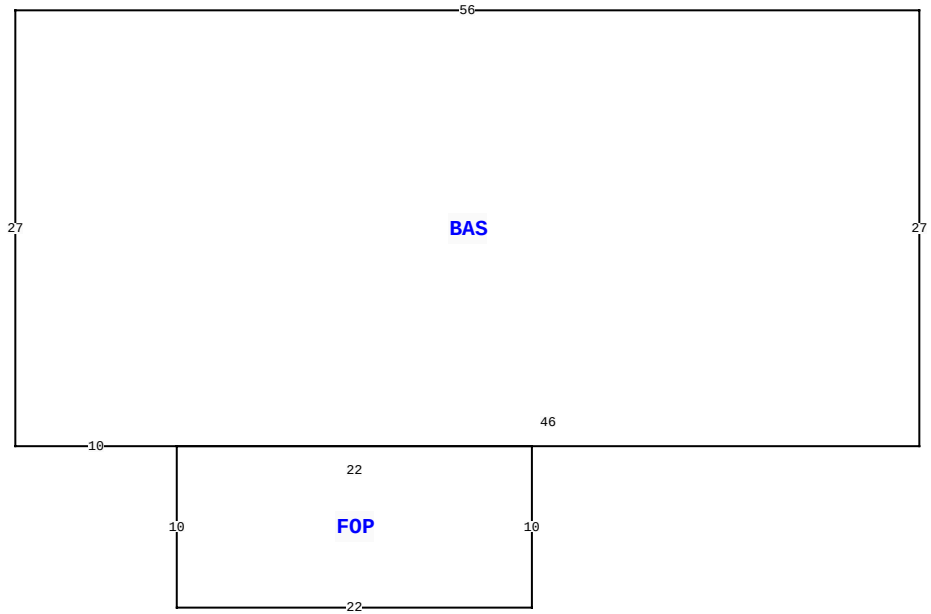
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	125,026
FOP	220	30		66	5,457
TOTALS	1,732			1,578	130,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,578	107.0000	98.44	155,338	2016	2016	0	0	0	16.00	84.00

1 MODULAR 1 0% - 2024 Heated Area: 1512 HX Base Yr



256 SW BARNACLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	130,484
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	156,884
SOH/AGL Deduction	3,625
ASSESSED VALUE	153,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,259
TOTAL JUST VALUE	156,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33619	SFR	425	12/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/1872	2/14/2023	PB	U	I	18	0
GRANTOR: BROWN AMANDA PETTY						
GRANTEE: PETTY THEODORE ROOS						
1290/2348	3/11/2015	QC	U	V	11	100
GRANTOR: MARIE H & THEODORE R						
GRANTEE: AMANDA PETTY BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E10 FOP= S10 E22 N10 W22$ E46 N27$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0201	C	MOD HOME	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	24,000							

REVIEW DATE 08/21/2024 BY KS Total Acres: 3.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/22/2025 BY SYS