COMM AT NW COR OF NW1/4 OF
SE1/4, RUN S 499.50 FT, E
1101.38 FT FOR POB, CONT E

COULOMBE RICK/COULOMBE SANDRA E
3827 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

17-4S-16-03051-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

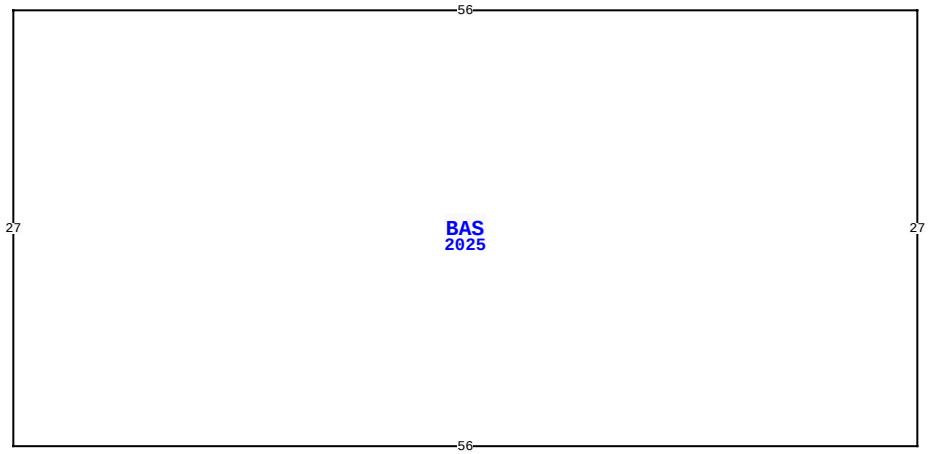
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	171,450
TOTALS	1,512			1,512	171,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	113.5000	116.90	176,753	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2025 Heated Area: 1512 HX Base Yr 2025



3827 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		171,450
TOTAL MARKET OB/XF VALUE		7,518
TOTAL LAND VALUE - MARKET		30,150
TOTAL MARKET VALUE		209,118
SOH/AGL Deduction		52,378
ASSESSED VALUE		156,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,018
TOTAL JUST VALUE		209,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048607	Mobile Home		11/07/2023
24250	SFR	502	03/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1155/1787	7/24/2008	WD	Q	V	03	62,700
GRANTOR: DEBRA A MOORADIAN						
GRANTEE: RICK & SANDRA COULO						
1071/2012	1/20/2006	WD	Q	V	01	100
GRANTOR: RICK COULOMBE						
GRANTEE: RICK & SANDRA COULO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,17] E56 S27 W56 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	0166	CONC,PAVMT	0	100	0	0	352.00	UT	3.00	3.00	100	2006	2006	3	100	1,056	
2	0210	GARAGE U	0	100	25	26	650.00	UT	10.00	10.00	70	2006	2006	3	70	4,550	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0060	CARPORT F	0	100	18	24	432.00	UT	3.50	3.50	100	2014	2014	3	100	1,512	

LAND DESCRIPTION

TOTAL OB/XF 7,518

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		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,150							

REVIEW DATE 01/30/2024 BY JB Total Acres: 2.01 Total Land Value: 30,150 Market: 0 Agricultural: 0 Common: 30,150 PRINTED 11/17/2025 BY SYS