

W1/2 OF NW1/4 OF NE1/4, EX  
N 12.41 AC & EX 1.10 AC ON S  
SIDE. UNDIV 1/5 INT EA

STEVENS BRANTLEY JR/STEVENS TAMI M  
4425 SW BIRLEY AVE  
LAKE CITY, FL 32024

2026

20-4S-16-03076-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 32 | HARDIE BRD 100 |
| Exterior Wall            | 00 | N/A 0          |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LAM/VNPLK 100  |
| Interior Floor           | 00 | N/A 0          |
| Air Condition            | 02 | WINDOW 100     |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|          |      |               |
|----------|------|---------------|
| Quality  | 07   | 07            |
| DOR CODE | 0100 | SINGLE FAMILY |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |          |       |
|------------------|----------|-------|
| NEIGHBORHOOD/LOC | 20416.00 | 1.00/ |
|------------------|----------|-------|

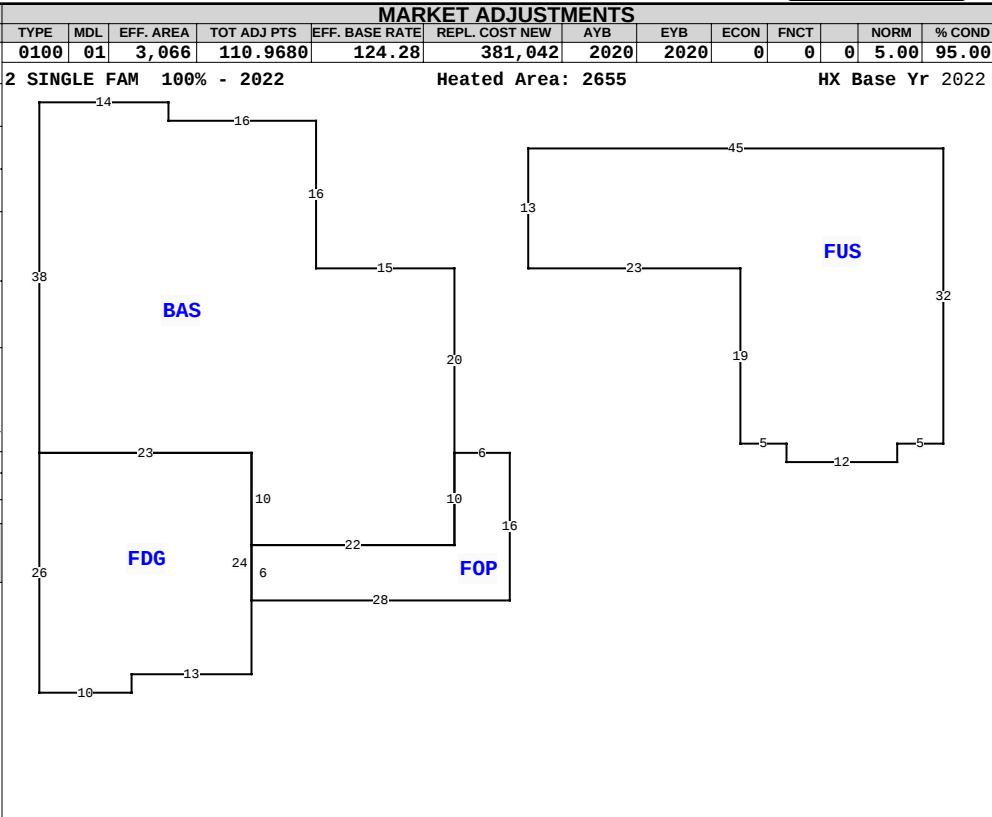
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,628            | 100         |      | 1,628        | 192,212              |
| FDG       | 572              | 60          |      | 343          | 40,497               |
| FOP       | 228              | 30          |      | 68           | 8,028                |
| FUS       | 1,027            | 100         |      | 1,027        | 121,254              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,455 |  |  | 3,066 | 361,990 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |       |    |          |                |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     | 0  | 1,080.00 | UT 3.00        |
| 2              | 0252       | LEAN-TO W/  | 0       | 100 | 0 | 0     | 0  | 1.00     | UT 1,000.00    |
| 3              | 0030       | BARN, MT    | 0       | 100 | 0 | 0     | 0  | 1.00     | UT 9,200.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 6.50        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 04/22/2025 | BY | KS |
|-------------|------------|----|----|



|                               |
|-------------------------------|
| 4425 SW BIRLEY AVE, LAKE CITY |
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| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            | 13,440         |       |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |
| A-1         | 0.00  | 0.00  | 6.50        | AC        |     | 1.00      | 1.00   | 1.00    | 5,000.00   | 5,000.00       |       |  |
|             |       |       |             |           |     |           |        |         |            |                |       |  |
|             |       |       |             |           |     |           |        |         |            |                |       |  |
|             |       |       |             |           |     |           |        |         |            |                |       |  |
|             |       |       |             |           |     |           |        |         |            |                |       |  |
|             |       |       |             |           |     |           |        |         |            |                |       |  |
|             |       |       |             |           |     |           |        |         |            |                |       |  |

|                   |                          |           |                 |
|-------------------|--------------------------|-----------|-----------------|
| Total Acres: 6.50 | Total Land Value: 32,500 | Market: 0 | Agricultural: 0 |
|-------------------|--------------------------|-----------|-----------------|

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |              |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 3              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 361,990      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 13,440       |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 32,500       |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 407,930      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 42,152       |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 365,778      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,722 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 315,056      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 407,930      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 411,740      |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 39348      | SFR         | 0   | 02/26/2020 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1397/0774                      | 10/23/2019 | WD           | U      | V      | 30        | 100           |
| GRANTOR: ALEX & BLONDINA STEVE |            |              |        |        |           |               |
| GRANTEE: BRANTLEY JR & TAMI    |            |              |        |        |           |               |
| 1369/0367                      | 10/03/2019 | WD           | U      | V      | 30        | 27,900        |
| GRANTOR: ALEX & BLONDINA STEVE |            |              |        |        |           |               |
| GRANTEE: BRANTLEY JR & TAMI    |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=51, -20] W15 N16 W16 N2 W14 S38 E23 S10 E22 N10 N20 \$FDG=[ORIG=6,26] E10 N2 E13 N24 W23 S26 \$FOP=[ORIG=29,16] E28 N16 W6 S10 W22 S6 \$FUS=[ORIG=82, -1] E5 S2 E12 N2 E5 N32 W45 S13 E23 S19 \$. |  |  |  |  |  |  |  |  |  |