

BEG 210 FT S OF NW COR OF THE NE
667.44 FT, SOUTH 441.14 FT, W 66
441.14 FT TO POB & EX 2.77' AC DE

MASTERS VERNON R/MASTERS CYNTHIA J
4295 SW BIRLEY AVE
LAKE CITY, FL 32025

2026

20-4S-16-03076-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	01	NONE 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
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NEIGHBORHOOD/LOC	20416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	66,524
BAS	980	100		980	74,083
BAS	1,476	100		1,476	111,578
FOP	240	30		72	5,443
FOP	425	30		128	9,676
UOP	432	20		86	6,501
UST	160	45		72	5,443

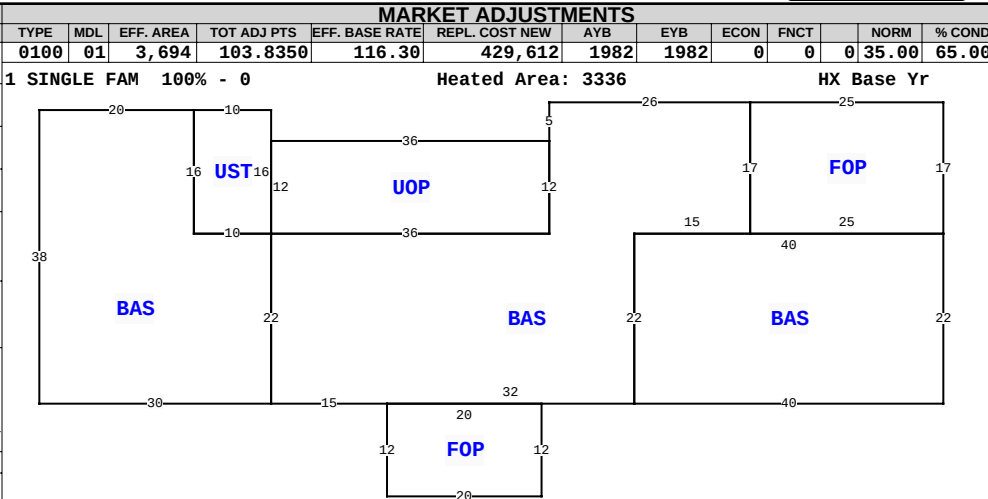
TOTALS	4,593			3,694	279,248
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EXTRA FEATURES

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	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							



4295 SW BIRLEY AVE, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,248
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		327,748
SOH/AGL Deduction		147,983
ASSESSED VALUE		179,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,043
TOTAL JUST VALUE		327,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042673	Electrical Servic	0	09/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1326/0119	11/02/2016	LE	U	I	14

GRANTOR: VERNON R & CYNTHIA J
GRANTEE: VICTORIA ROSEMARY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S5 UOP= W36 S12 E36 N12\$ S12 W36 UST= N16 W10 S16
E10\$ BAS= W10 N16 W20S38 E30 N22\$ S22 E15 FOP= S12 E20 N12
W20\$ E32 BAS= E40N22 FOP= N17 W25 S17 E25\$ W40 S22\$ N22 E15
N17\$.