

COMM SW COR OF NE1/4, RUN EAST
1339.83 FT, N 566.13 FT, NW
1002.43 FT, W 331.13 FT TO E

DURRANCE WILLIAM DAVID JR/DURRANCE CLAIRE D
4601 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

20-4S-16-03077-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	20416.00	1.00/
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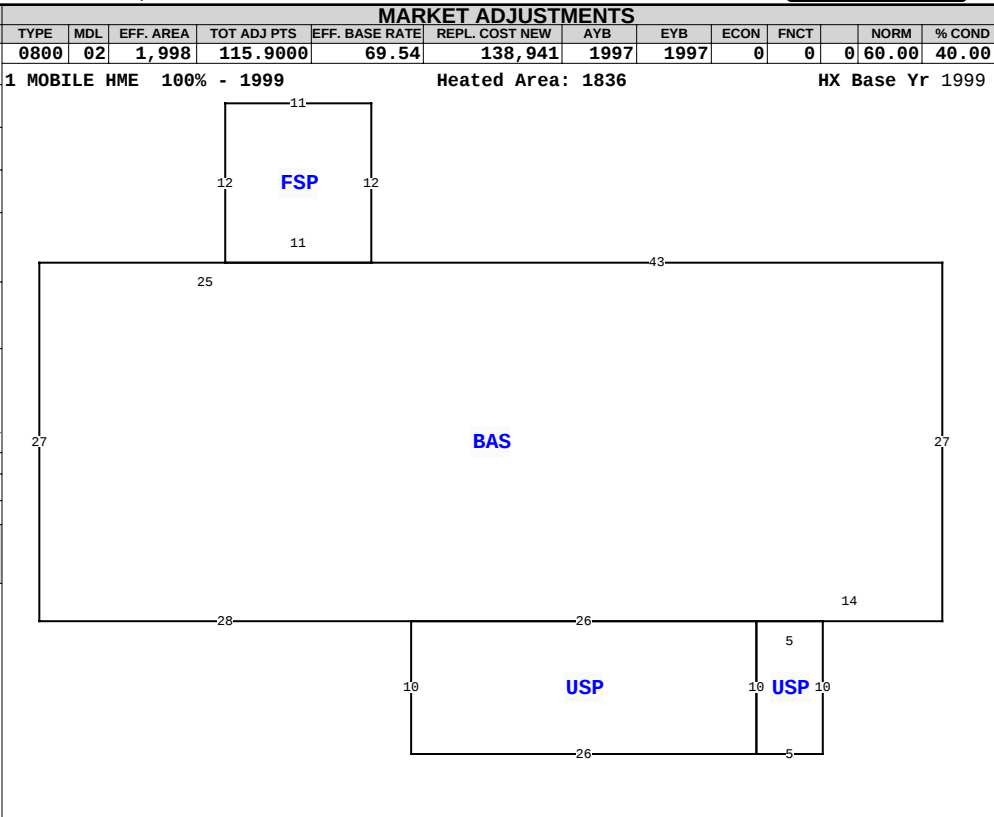
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	51,070
FSP	132	40		53	1,474
USP	50	35		18	501
USP	260	35		91	2,531

TOTALS	2,278			1,998	55,576
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00
4	0040	BARN, POLE	0	100	30	58	1.00	UT	0.00
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
8	0080	DECKING	0	100	0	0	1.00	UT	0.00
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00
2	0100	C	SFR	0			0.00	0.00	1.00
3	5500	A	TIMBER 2	0			0.00	0.00	18.40
4	9910	M	MKT. VAL. AG	100		A-1	0.00	0.00	18.40
5	9105	C	TOWER SITE	0			0.00	0.00	1.00

REVIEW DATE	04/22/2025	BY	KS
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4601 SW BIRLEY AVE, LAKE CITY	BLD DATE	LGL DATE	04/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF														
11,773														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3
4	0040	BARN, POLE	0	100	30	58	1.00	UT	0.00	0.00	100	0	0	3
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3

TOTAL OB/XF														
11,773														
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
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00
3	5500	A	TIMBER 2	0			0.00	0.00	18.40	AC		1.00	1.00	1.00
4	9910	M	MKT. VAL. AG	100		A-1	0.00	0.00	18.40	AC		1.00	1.00	1.00
5	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00

Total Acres:	21.40	Total Land Value:	30,688	Market:	138,000	Agricultural:	8,188	Common:	22,500
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		78,593	
TOTAL MARKET OB/XF VALUE		12,973	
TOTAL LAND VALUE - MARKET		160,500	
TOTAL MARKET VALUE		122,254	
SOH/AGL Deduction		25,721	
ASSESSED VALUE		96,533	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		63,017	
TOTAL JUST VALUE		252,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052986	Communications To	20,000	04/30/2025
000052777	Communications To	24,000	03/31/2025
000047136	Electrical Servic	20,000	05/04/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1182/0001	8/31/2009	QC U	I	11		100	
GRANTOR: HELON & LAMAR MCCLUNG							
GRANTEE: CLAIRE DURRANCE							
1181/2798	8/25/2009	QC U	I	11		100	
GRANTOR: CLAIRE & WILLIAM DAVI							
GRANTEE: CLAIRE & WILLIAM DA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W43 FSP= N12 W11 S12 E11\$ W25 S27 E28 USP= S10 E26 N10 W26\$ E26 USP= S10 E5 N10 W5\$ E14 N27\$.									

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