COMM NE COR OF SW1/4, RUN W 75 F
CONT W 457.23 FT, S 548 FT, E 45
N 548 FT TO POB EX COMM NE COR O

JENNINGS JANICE/JENNINGS J B JR
4790 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

20-4S-16-03077-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

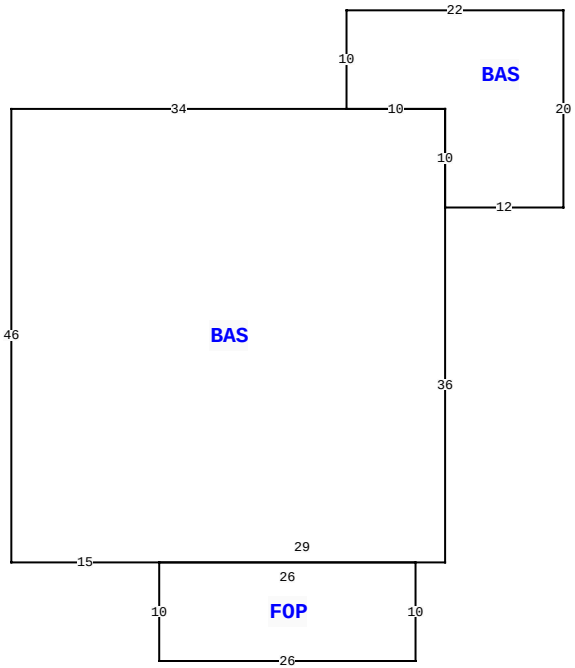
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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
NEIGHBORHOOD/LOC	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100		340	26,626
BAS	2,024	100		2,024	158,504
FOP	260	30		78	6,108
TOTALS	2,624			2,442	191,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	107.5730	120.48	294,212	1930	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2364 HX Base Yr 2003



4790 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,238
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		234,638
SOH/AGL Deduction		107,939
ASSESSED VALUE		126,699
TOTAL EXEMPTION VALUE	13 HX HB	126,699
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		234,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18324	RELOCATE	100	05/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0913/2439	11/06/2000	PR	Q	V	01	100

GRANTOR: J JENNINGS & S MCGUIR

GRANTEE: JANICE JENNINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S46 E15 FOP= S10 E26 N10 W26$ E29 N36 BAS= E12 N20 W22 S10 E10 S10$ N10 W10$.

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	0294	SHED WOOD/	0	100	0	0	480.00	UT	7.50	7.50	100	2002	2002	3	100	3,600	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2002	2002	3	100	900	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,900

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	0100	C	SFR	100		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,500							

REVIEW DATE 04/15/2025 BY KS Total Acres: 3.75 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 10/17/2025 BY SYS