N1/2 OF N1/2 OF SE1/4 OF SW1/4 A
W OF BIRLEY AVE.

DOUGLAS CALEB M/DOUGLAS CHRISTINE
5062 SW BIRLEY AVE
LAKE CITY, FL 32025

2026

20-4S-16-03077-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

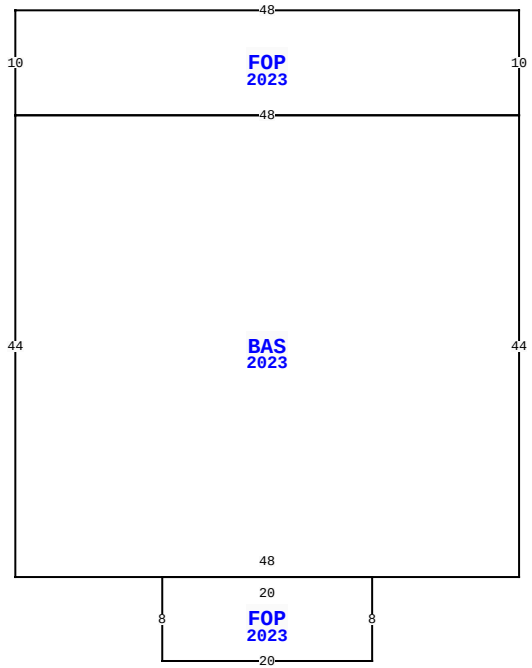
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,112	100	2023	2,112	279,086
FOP	160	30	2023	48	6,343
FOP	480	30	2023	144	19,028
TOTALS	2,752			2,304	304,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	121.6380	136.23	313,874	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2112 HX Base Yr 2023



5062 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		304,458
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		43,965
TOTAL MARKET VALUE		349,623
SOH/AGL Deduction		17,284
ASSESSED VALUE		332,339
TOTAL EXEMPTION VALUE	HX HB VX 13	332,339
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042365	New Residential C	251,206	07/20/2021
37109	MAINT/ALTR	477	08/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1734	12/09/2020	QC	U	V	11	100
GRANTOR: DOUGLAS ZACHARY Q						
GRANTEE: DOUGLAS CALEB M						
1424/2784	11/30/2020	QC	U	V	11	100
GRANTOR: ZACHARY Q & CALEB M D						
GRANTEE: CALEB M & CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,14] E48 S44 W48 N44 $
FOP=[YR=2023;ORIG=18,4] E48 S10 W48 N10 $
FOP=[YR=2023;ORIG=32,58] E20 S8 W20 N8 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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			0.00	0.00	9.77	AC		1.00	1.00	0.50	9,000.00	4,500.00	43,965							

REVIEW DATE 04/15/2025 BY KS Total Acres: 9.77 Total Land Value: 43,965 Market: 0 Agricultural: 0 Common: 43,965 PRINTED 10/17/2025 BY SYS