S1/2 OF N1/2 OF SE1/4 OF SW1/4 A
BIRLEY AVE. EX 3.23 AC DESC IN W

ODEN CHARLES D/ODEN VICKI L
5110 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

20-4S-16-03077-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

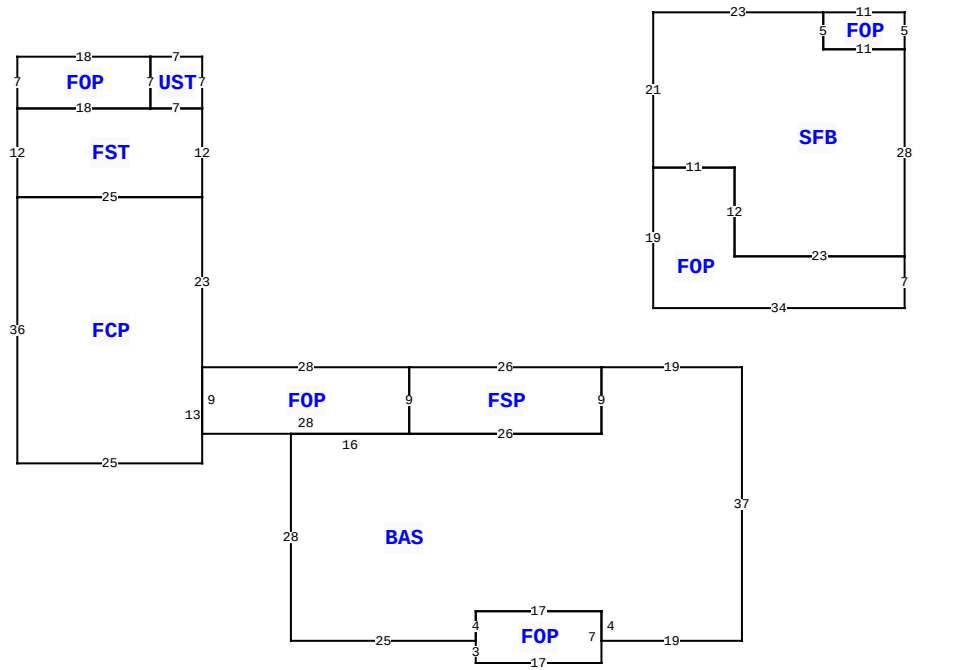
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,811	100		1,811	221,174
FCP	900	25		225	27,479
FOP	55	30		16	1,954
FOP	119	30		36	4,397
FOP	126	30		38	4,641
FOP	252	30		76	9,281
FOP	370	30		111	13,557
FSP	234	40		94	11,480
FST	300	55		165	20,151
SFB	935	80		748	91,351
TOTALS	5,151			3,342	408,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,342	117.2490	131.32	438,871	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2746 HX Base Yr 2019



** This building has 11 Sub-Areas

5110 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		408,150
TOTAL MARKET OB/XF VALUE		38,826
TOTAL LAND VALUE - MARKET		58,680
TOTAL MARKET VALUE		505,656
SOH/AGL Deduction		146,996
ASSESSED VALUE		358,660
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,938
TOTAL JUST VALUE		505,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044417	Electrical Servic	0	05/12/2022
40881	GENERATOR	0	11/13/2020
36081	POOL	300	12/12/2017
35664	SFR	848	08/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0681	1/13/2017	WD	Q	V	01	80,000
GRANTOR: LEON & ROSALIE V MCLE						
GRANTEE: CHARLES D & VICKI L						
1256/1076	6/05/2013	WD	Q	V	01	62,000
GRANTOR: KALLART ENTERPRISES I						
GRANTEE: LEON & ROSALIE V MC						

BUILDING NOTES

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	0280	POOL R/CON	0	100	15	33	495.00	UT	70.00	70.00	100	2018	2018	3	86	29,799	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
3	0060	CARPORT F	0	100	18	21	378.00	UT	3.50	3.50	100	2018	2018	3	100	1,323	
4	0120	CLFENCE 4	0	100	0	0	160.00	UT	5.50	5.50	100	2018	2018	3	100	880	
5	0166	CONC,PAVMT	0	100	0	0	712.00	UT	2.00	2.00	100	2018	2018	3	100	1,424	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S9 W26 W16 S28 E25 N4 E17 S4 E19 N37 $
SFB=[ORIG=-12,-48] S21 E11 S12 E23 N28 W11 N5 W23 $
FCP=[ORIG=-73,0] N23 W25 S36 E25 N13 $
FST=[ORIG=-73,-23] N12 W7 W18 S12 E25 $
FOP=[ORIG=-45,9] N9 W28 S9 E28 $
FSP=[ORIG=-19,0] W26 S9 E26 N9 $
FOP=[ORIG=-80,-35] N7 W18 S7 E18 $
FOP=[ORIG=-36,37] S3 E17 N7 W17 S4 $
UST=[ORIG=-73,-35] N7 W7 S7 E7 $
FOP=[ORIG=-12,-27] S19 E34 N7 W23 N12 W11 $
FOP=[ORIG=11,-48] S5 E11 N5 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 38,826

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	6.52	AC		1.00	1.00	1.00	9,000.00	9,000.00	58,680							

REVIEW DATE 04/15/2025 BY KS Total Acres: 6.52 Total Land Value: 58,680 Market: 0 Agricultural: 0 Common: 58,680 PRINTED 10/16/2025 BY SYS