LOT 5 BLOCK 4 CLUB VIEW PARK S/D
798-892, 869-194, 952-1606, FJ 1

JUNEMAN ALICIA A/JUNEMAN JAMIE L
216 NW BIRDIE PL
LAKE CITY, FL 32055

2026

27-3S-16-02346-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

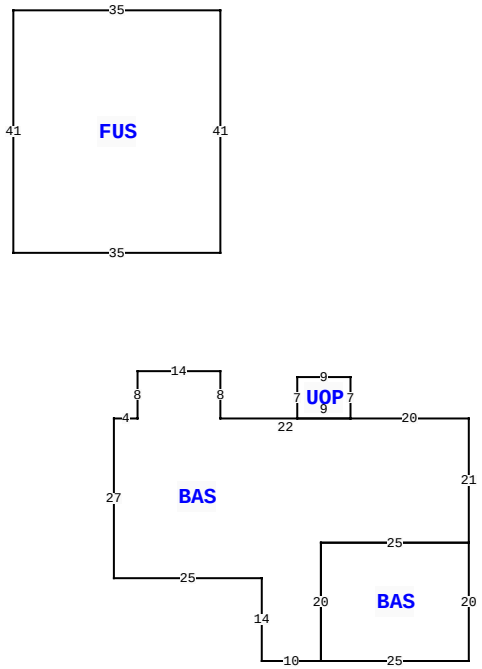
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	40,563
BAS	1,722	100		1,722	139,700
FUS	1,435	100		1,435	116,416
UOP	63	20		13	1,055
TOTALS	3,720			3,670	297,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,670	111.4407	124.81	458,053	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 3657 HX Base Yr 2025



216 NW BIRDIE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,734
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		335,034
SOH/AGL Deduction		0
ASSESSED VALUE		335,034
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,312
TOTAL JUST VALUE		335,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,034

SALE:1:1: LOT 5 BLOCK 4 CLUB VIEW PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049423	Roof Replacement	26,000	03/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2472	7/08/2020	WD	Q	I	01	243,000
GRANTOR: NICHOLAS M SWANSON						
GRANTEE: ALICIA A & JAMIE L						
1373/1981	11/02/2018	WD	U	I	11	100
GRANTOR: ALICIA F & NICHOLAS M						
GRANTEE: NICHOLAS M SWANSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S8 W4 S27 E25 S14 E10 BAS= E25 N20 W25 S20$ N20E25 N21 W20 UOP= N7 W9 S7 E9$W22 N8$ PTR=N20 FUS= N41 W35 S41 E35$ S20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1985	1985	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/28/2024 BY JS Total Acres: 0.40 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/03/2025 BY SYS