LOT 5 BLOCK 5 CLUB VIEW PARK S/D
ORB 892-2197, QC 1248-654, PB 12

HELSEL AARON/HELSEL KELLI
215 NW BIRDIE PL
LAKE CITY, FL 32055

2026

27-3S-16-02346-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

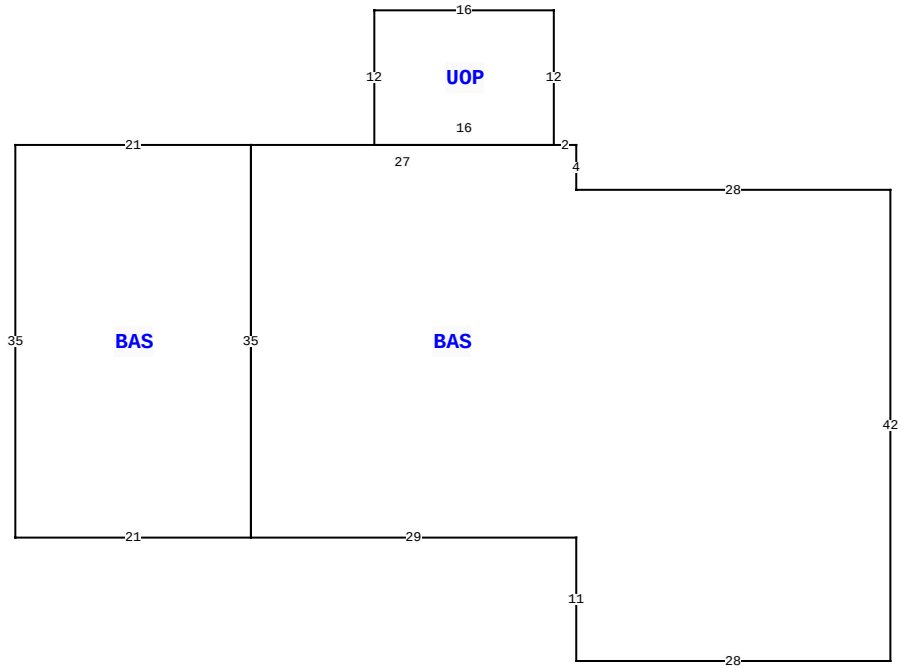
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	27316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	735	100		735	73,779
BAS	2,191	100		2,191	219,932
UOP	192	20		38	3,815
TOTALS	3,118			2,964	297,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,964	119.5040	133.84	396,702	1983	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 2926 HX Base Yr 2019



215 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		297,526
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		332,726
SOH/AGL Deduction		108,969
ASSESSED VALUE		223,757
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,035
TOTAL JUST VALUE		332,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/0680	6/12/2018	WD	Q	I	01	205,000
GRANTOR: DON G & MARY R HOWELL						
GRANTEE: AARON & KELLI HELSE						
1306/0852	12/18/2015	WD	Q	I	01	135,000
GRANTOR: L JACQUE LYNN ANDERSO						
GRANTEE: DON G HOWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 N4 W2 W27 S35 E29 S11 E28 N42 $
BAS=[ORIG=-57,-4] W21 S35 E21 N35 $
UOP=[ORIG=-30,-4] N12 W16 S12 E16 $
.

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	0	0	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.48 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/06/2025 BY SYS