

COMM NW COR OF NE1/4, S 725 FT S
R/W OF SW BIRLEY AVE FOR POB, CO
E 310.38 FT, S 836.70 FT, NW 106

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056-1529

2026

32-3S-16-02420-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	27	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	3	100
Stories	1.	1. 100
Units	0	100

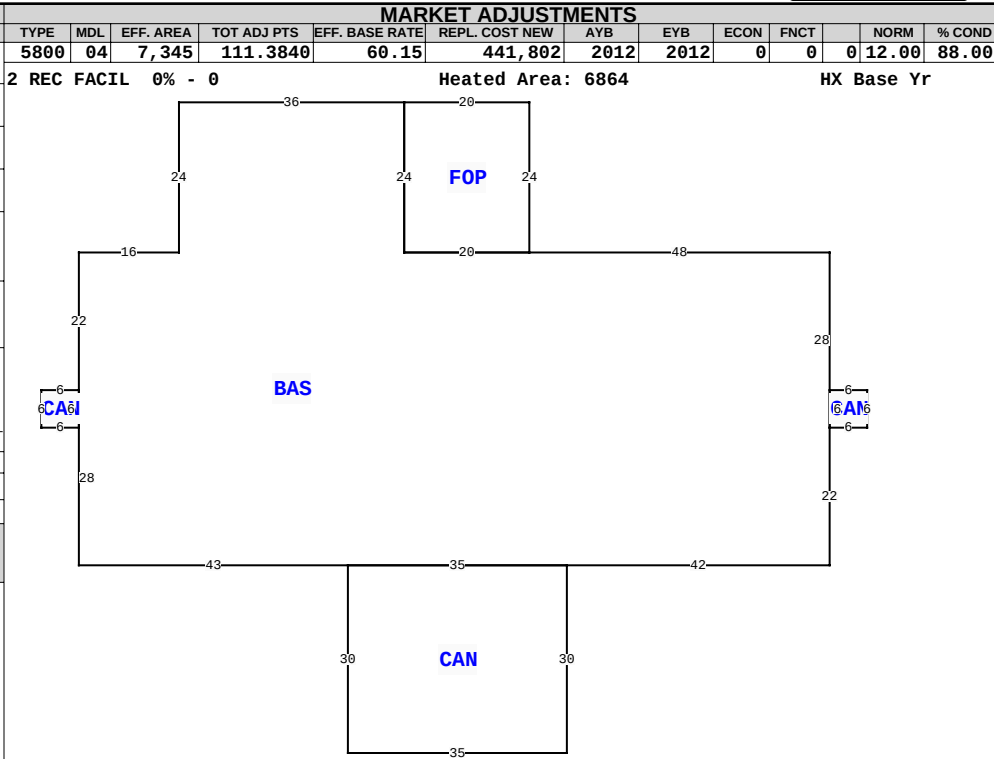
Quality	07	07	
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	32316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,864	100		6,864	363,326
CAN	36	30		11	583
CAN	36	30		11	583
CAN	1,050	30		315	16,673
FOP	480	30		144	7,623

TOTALS	8,466			7,345	388,786
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT - A	0	0	0	0	24,000.00	UT	1.60
2	0166	CONC, PAVMT	0	0	0	0	800.00	UT	2.25
3	0262	PRCH, FOP	0	0	24	30	720.00	UT	10.00
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
5	0166	CONC, PAVMT	0	0	100	60	6,000.00	UT	2.25
6	0296	SHED METAL	0	0	12	20	240.00	UT	9.00
7	0150	CLFENCE	8	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	8600	C	COUNTY	0		A-1	0.00	0.00	1.00
2	8600	C	COUNTY	0		A-1	0.00	0.00	18.39



431 SW BIRLEY AVE, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0260	PAVEMENT - A	0	0	0	0	24,000.00	UT	1.60	1.60	100	2012	2012	3	100	38,400	
2	0166	CONC, PAVMT	0	0	0	0	800.00	UT	2.25	2.25	100	2012	2012	3	100	1,800	
3	0262	PRCH, FOP	0	0	24	30	720.00	UT	10.00	10.00	100	2017	2017	3	100	7,200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0166	CONC, PAVMT	0	0	100	60	6,000.00	UT	2.25	2.25	100	2017	2017	3	100	13,500	
6	0296	SHED METAL	0	0	12	20	240.00	UT	9.00	9.00	100	2016	2016	3	100	2,160	
7	0150	CLFENCE	8	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

TOTAL OB/XF													65,860		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00				
	A-1	0.00	0.00	18.39	AC		1.00	1.00	1.00	7,000.00	7,000.00	128,730			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		388,786			
TOTAL MARKET OB/XF VALUE		65,860			
TOTAL LAND VALUE - MARKET		135,730			
TOTAL MARKET VALUE		590,376			
SOH/AGL Deduction		0			
ASSESSED VALUE		590,376			
TOTAL EXEMPTION VALUE		03 590,376			
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		590,376			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		599,212			

XFOB:9:1: BASKETBALL COURT
XFOB:10:1: COVERED PICNIC AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35720	CIVIC	0	08/22/2017
33981	CIVIC	0	04/20/2016
30163	CIVIC	80	05/11/2012
15195	M H	125	03/11/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1180/0010	8/24/2009	WD	U	V	18
GRANTOR: DOROTHY P GUYNN					SALE PRICE
GRANTEE: COLUMBIA COUNTY, FL					227,100

GRANTOR: DOROTHY P GUYNN					
GRANTEE: COLUMBIA COUNTY, FL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W48 FOP= W20 N24 E20 S24\$ W20 N24 W36 S24 W16 S22 CAN= W6 S6 E6 N6\$ S28 E43 CAN= S30 E35 N30 W35\$ E35 E42 N22 CAN= E6 N6 W6 S6\$ N28\$.					