

COMM AT SW COR OF NE1/4, N 05 DG
78 DG E 1114.70 FT FOR POB, N 05
E 1152.55 FT, S 7 DG W 394.25 FT

BOWLES BOBBY E/BOWLES CINDY S
525 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

32-3S-16-02420-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
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	1,680	100		1,680	33,936
FSP	208	40		83	1,677
TOTALS	1,888			1,763	35,613

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0190	FPLC PF	0	100	0	0
2	0294	SHED WOOD/	0	100	0	0
3	0030	BARN, MT	0	100	30	40
4	9945	Well/Sept	0	100	0	0
5	0294	SHED WOOD/	0	100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	
2	9400	C	RIGHTOFWAY	0	
3	0000	C	VAC RES	100	

REVIEW DATE 06/27/2023 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,763	84.1590	50.50	89,032	1999	1999	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2022 Heated Area: 1680 HX Base Yr 2022												
BAS FSP												
525 SW BIRLEY AVE, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

TOTAL OB/XF												
30,200												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				35,613	
TOTAL MARKET OB/XF VALUE				30,200	
TOTAL LAND VALUE - MARKET				89,530	
TOTAL MARKET VALUE				155,343	
SOH/AGL Deduction				49,134	
ASSESSED VALUE				106,209	
TOTAL EXEMPTION VALUE		HX HB VP		89,388	
BASE TAXABLE VALUE				16,821	
TOTAL JUST VALUE				155,343	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				155,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38069	STORAGE	0	05/03/2019
38069	STORAGE	182	05/03/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1483/2290	10/01/2015	QC	U	V	11	100	
GRANTOR: COPE CHRISTINE MANNIN							
GRANTEE: BOWLES BOBBY							
1275/1285	5/27/2014	WD	U	I	12	39,900	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: BOBBY E & CINDY S B							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W60 S28 E22 FSP= S8 E26 N8 W26\$ E38 N28\$.												

Total Acres: 10.56 Total Land Value: 89,530 Market: 0 Agricultural: 0 Common: 89,530 PRINTED 10/07/2025 BY SYS