

SALT BIRLEY LLC
7450 GRIFFEN RD STE 150
DAVIE, FL 33314

32-3S-16-02427-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										STANDARD									
Exterior Wall 31 VINYL SID 100										0100 01 1,589 116.2800 130.23 206,935 1935 1995 0 0 35.00 65.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SINGLE FAM 0% - 0 Heated Area: 1544 HX Base Yr										Tax Group: 3 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				134,508									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 9,620									
Interior Floo 14 CARPET 100																				TOTAL LAND VALUE - MARKET 324,555									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 192,854									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 0									
Bedrooms 3 100																				ASSESSED VALUE 192,854									
Bathrooms 2 100																				TOTAL EXEMPTION VALUE 0									
Frame 01 NONE 100																				BASE TAXABLE VALUE 192,854									
Stories 1. 1. 100																				TOTAL JUST VALUE 468,683									
Architectual 05 CONV 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
Condition Adj 03 03 100										PREVIOUS YEAR MKT VALUE 468,683																			
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
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 1,544 100 1,544 130,699																													
UOP 224 20 45 3,809																													
TOTALS 1,768 1,589 134,508																													
EXTRA FEATURES										251 SW GABRIEL PL, LAKE CITY																			
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										BLD DATE LGL DATE																			
1 0020 BARN, FR 0 0 0 0 1.00 UT 2,000.00 2,000.00 25 1993 1993 3 25 500										XF DATE LAND DATE																			
2 0294 SHED WOOD/ 0 0 0 0 1.00 UT 0.00 0.00 100 2000 2000 3 100 312										AG DATE																			
3 0040 BARN, POLE 0 0 24 60 1.00 UT 432.00 432.00 50 2006 2006 3 50 216										05/16/2023 MLU																			
4 0166 CONC, PAVMT 0 0 0 0 1.00 UT 0.00 0.00 100 2006 2006 3 100 100																													
5 0190 FPLC PF 0 0 0 0 1.00 UT 1,200.00 1,200.00 100 1995 1995 3 100 1,200																													
6 0252 LEAN-TO W/ 0 0 0 0 1.00 UT 0.00 0.00 100 1995 1995 3 100 200																													
7 0252 LEAN-TO W/ 0 0 0 0 1.00 UT 0.00 0.00 100 1995 1995 3 100 200																													
8 0210 GARAGE U 0 0 0 0 1.00 UT 9,189.00 9,189.00 75 1995 1995 3 75 6,892																													
LAND DESCRIPTION										TOTAL OB/XF 9,620																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0 RSF-2 0.00 0.00 4.00 AC 1.00 1.00 1.50 5,500.00 8,250.00 33,000																													
2 5500 A TIMBER 2 0 A-1 0.00 0.00 35.34 AC 1.00 1.00 1.00 445.00 445.00 15,726																													
3 9910 M MKT. VAL. AG 0 A-1 0.00 0.00 35.34 AC 1.00 1.00 1.50 5,500.00 8,250.00 291,555																													
REVIEW DATE 06/23/2023 BY KS										Total Acres: 39.34 Total Land Value: 48,726 Market: 291,555 Agricultural: 15,726 Common: 33,000 PRINTED 11/19/2025 BY SYS																			