

COMM SW COR OF NE1/4 OF NW1/4, R
E 497.21 FT FOR POB, CONT E 873.
264.40 FT, W 874.64, S 264.31 F

RUEDA JOSE M/RUEDA MERCEDES
362 SW BIRLEY AVE
LAKE CITY, FL 32024-0608

2026

32-3S-16-02428-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	05
DOR CODE	0100SINGLE FAMILY	
MAP NUM		01
NEIGHBORHOOD/LOC	32316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	210	100
BAS	1,244	100
FDG	264	60
FDS	264	60
FSP	190	40
FSP	240	40
UOP	286	20
TOTALS	2,698	1,999

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1995
2	0282	POOL ENCL	0 100	0	0	850.00	UT	15.00	15.00	100	1995
3	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2006
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2006
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	5.30	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,999	116.4000	130.37	260,610	1981	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1454 HX Base Yr 2020											
362 SW BIRLEY AVE, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
28,036											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 169,396											
TOTAL MARKET OB/XF VALUE 28,036											
TOTAL LAND VALUE - MARKET 58,300											
TOTAL MARKET VALUE 255,732											
SOH/AGL Deduction 84,905											
ASSESSED VALUE 170,827											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 120,105											
TOTAL JUST VALUE 255,732											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 255,732											
SALE:3:1: PP INCLUDED - INQUIRY ATTACHED TO CARD											
SALE:2:1: 8.32 AC WITH HOUSE											
SALE:1:1: 5.28 AC MOL											
PERMIT NUM DESCRIPTION AMT ISSUED											
000045123 Storage Building 28,900 01/03/2024											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1384/1490 5/14/2019 WD Q I 01 180,000											
GRANTOR: DEREK MACLAREN											
GRANTEE: JOSE M & MERCEDES R											
1239/0522 8/01/2012 WD Q I 01 163,000											
GRANTOR: JEFFREY E & SUSAN A J											
GRANTEE: DEREK MACLAREN											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W25 FSP= N6 W19 S10 E19N4S\$4 W19 S26 E44 FSP= E15 N16 W15 S16\$ N16 BAS= E15 N14 W15 S14\$ N14\$ PTR=N20 FDS= N22 W12 FDG= W12 UOP= W13 S22 E13 N22\$ S22 E12 N22\$ S22 E12\$ S20\$.											