COMM SW COR OF NE1/4 OF NW1/4 RU
FOR POB, CONT N 528.62 FT, E 137
264.40 FT, W 874.64 FT, S 264.31

DANIELS JENNIFER L/DANIELS BO JACOB
288 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

32-3S-16-02428-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

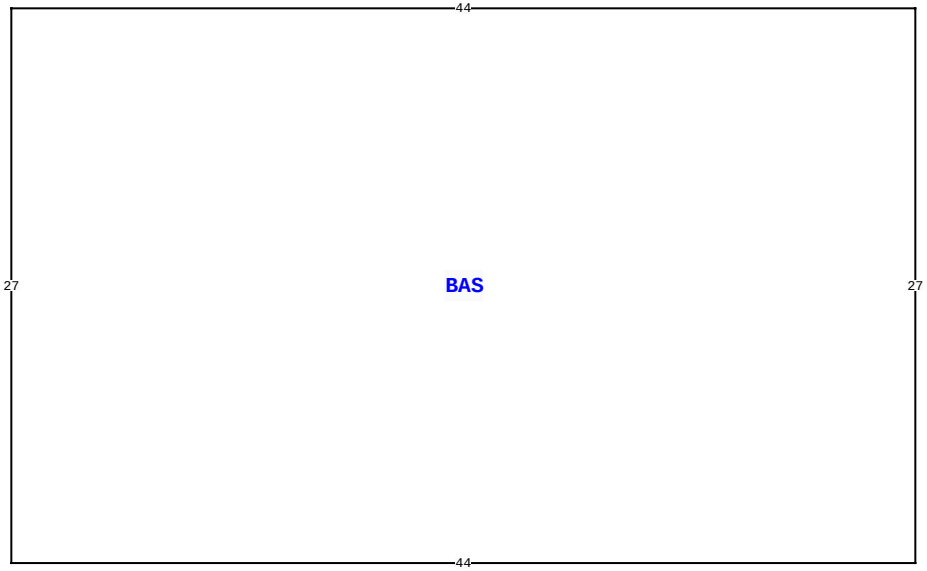
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE 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	1,188	100		1,188	129,609
TOTALS	1,188			1,188	129,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	116.0000	114.84	136,430	2020	2022	0	0	0	5.00	95.00

2 MANUF 2 0% - 2024 Heated Area: 1188 HX Base Yr



288 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,608
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	58,300
TOTAL MARKET VALUE	194,908
SOH/AGL Deduction	0
ASSESSED VALUE	194,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,908
TOTAL JUST VALUE	194,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,637

SALE:3:1: 8.33 ACRES WITH IMP

SALE:2:1: 11.33 AC WITH MH $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41080	M H		12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/500	9/13/2023	WD	Q	I	01	232,000
GRANTOR: BIRLEY LANDSCAPE SERV						
GRANTEE: DANIELS JENNIFER L						
1413/1321	6/16/2020	WD	U	I	11	100
GRANTOR: CHARLES E & CATHERINE						
GRANTEE: BIRLEY LANDSCAPE SE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-12,9] E44 S27 W44 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	58,300							

REVIEW DATE 10/18/2023 BY TP Total Acres: 5.30 Total Land Value: 58,300 Market: 0 Agricultural: 0 Common: 58,300 PRINTED 11/19/2025 BY SYS