LOT 4 LAUREL LAKE S/D PHASE 2.
CD 1507-1219,

LEA JEFFREY R/LEA LISA R
210 SW BIRCH GLN
LAKE CITY, FL 32024

2027

03-4S-16-02732-204

BUILDING CHARACTERISTICS

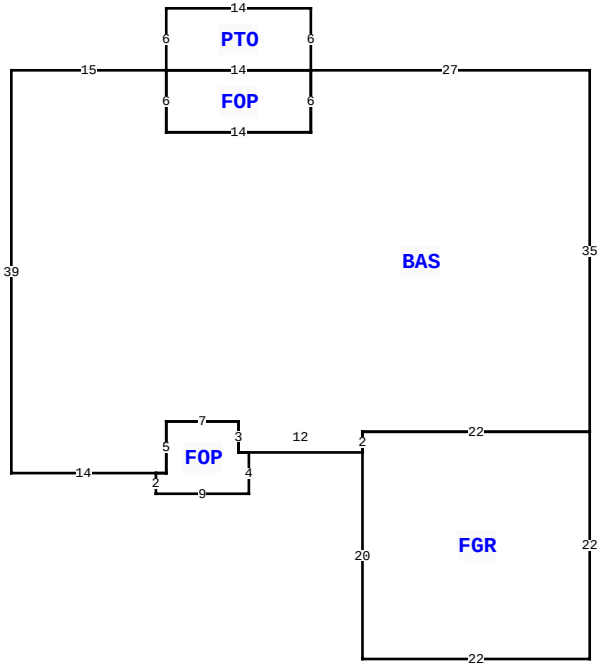
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100		1,953	189,360
FGR	484	55		266	25,791
FOP	55	30		16	1,551
FOP	84	30		25	2,424
PTO	84	5		4	388
TOTALS	2,660			2,264	219,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	109.5640	120.52	272,857	2008	2008	0	0	0	19.55	80.45

1 SINGLE FAM 100% - 2025 Heated Area: 1953 HX Base Yr 2025



210 SW BIRCH GLN, LAKE CITY

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,513
TOTAL MARKET OB/XF VALUE		4,014
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		253,527
SOH/AGL Deduction		0
ASSESSED VALUE		253,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,116
TOTAL JUST VALUE		253,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25408	SFR	616	01/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1219	2/01/2024	CD	U	I	21	91,900

GRANTOR: PHOENIX LAND DEVELOPM

GRANTEE: LEA JEFFREY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 PTO= N6 W14 S6 E14$ FOP= W14 S6 E14 N6$ S6 W14 N6 W15 S39 E14 FOP= S2 E9 N4 W1 N3 W7 S5 W1$ E1 N5 E7 S3 E12 FGR= S20 E22 N22 W22 S2$ N2 E22 N35$.

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	0166	CONC,PAVMT	0	100	0	0	1,338.00	UT	3.00	3.00	100	2008	2008	3	100	4,014	

LAND DESCRIPTION

TOTAL OB/XF 4,014

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/07/2024 BY TP Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS