LOT 5 LAUREL LAKE S/D PHASE 2.

WD 1276-1123, WD 1300-369, WD 13

LARSON REBECCA J/LARSON HARLEY M
236 SW BIRCH GLN
LAKE CITY, FL 32024

2027

03-4S-16-02732-205

BUILDING CHARACTERISTICS

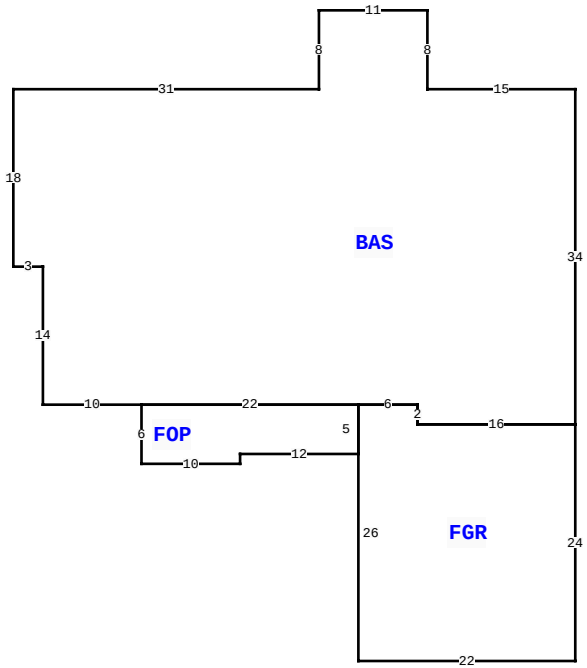
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	1,902	100		1,902	226,744
FGR	540	55		297	35,406
FOP	120	30		36	4,292
TOTALS	2,562			2,235	266,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	117.7968	129.58	289,611	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2026 Heated Area: 1902 HX Base Yr 2026



236 SW BIRCH GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	266,442
TOTAL MARKET OB/XF VALUE	4,260
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	297,702
SOH/AGL Deduction	0
ASSESSED VALUE	297,702
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	246,291
TOTAL JUST VALUE	297,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34776	SFR	807	12/21/2016
25598	SFR	616	03/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2098	10/27/2025	WD	Q	I	01	350,000
GRANTOR: HUNTER KYLE						
GRANTEE: LARSON REBECCA J						
1362/0021	5/29/2018	WD	Q	I	01	225,000
GRANTOR: ANN VILLAR						
GRANTEE: KYLE & MARKIE HUNTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N8 W11 S8 W31 S18 E3 S14 E10 FOP= S6 E10 N1 E12 N5 W22$ E22 FGR= S26 E22 N24 W16 N2 W6$ E6 S2 E16 N34$.

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	880.00	UT	2.00	2.00	100	2017	2017	3	100	1,760	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 4,260

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	0.90	30,000.00	27,000.00	27,000							

REVIEW DATE 11/13/2025 BY TP Total Acres: 0.51 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/16/2026 BY SYS