LOT 7 LAUREL LAKE S/D PHASE 2.
WD 1357-505, WD 1418-1371,

VICENTE JOSEPHINE/VICENTE JOSELITO
269 SW BIRCH GLEN
LAKE CITY, FL 32024

2026

03-4S-16-02732-207

BUILDING CHARACTERISTICS

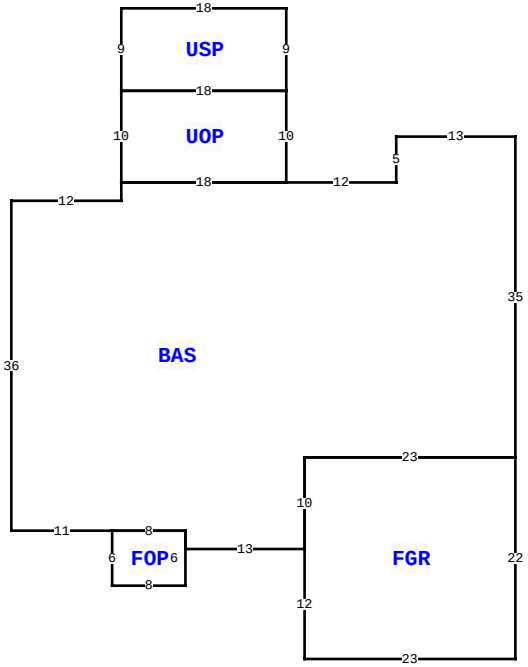
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,973	100		1,973	257,362
FGR	506	55		278	36,263
FOP	48	30		14	1,827
UOP	180	20		36	4,696
USP	162	35		57	7,435
TOTALS	2,869			2,358	307,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	125.2350	140.26	330,733	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2021 Heated Area: 1973 HX Base Yr 2021



269 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		307,582
TOTAL MARKET OB/XF VALUE		5,488
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		343,070
SOH/AGL Deduction		73,689
ASSESSED VALUE		269,381
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,970
TOTAL JUST VALUE		343,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35843	SFR	899	10/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1371	8/31/2020	WD	Q	I	01	250,000
GRANTOR: STANLEY C & MARIA COO						
GRANTEE: JOSEPHINE & JOSELIT						
1357/0505	4/02/2018	WD	Q	I	01	224,000
GRANTOR: MILLENIA CAPITAL INC						
GRANTEE: STANLEY C & MARIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S5 W12 UOP= N10 USP= N9 W18 S9 E18$ W18 S10 E18$ W18 S2 W12 S36 E11 FOP= S6 E8 N6 W8$ E8 S2 E13 FGR= S12 E23 N22 W23 S10$ N10 E23 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	0296	SHED METAL	0	100	0	0	120.00	UT	9.00	9.00	100	2018	2018	3	100	1,080	
2	0166	CONC,PAVMT	0	100	0	0	944.00	UT	2.00	2.00	100	2018	2018	3	100	1,888	
3	0169	FENCE/WOOD	0	100	0	0	240.00	UT	10.50	10.50	100	2018	2018	3	100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 5,488

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 09/26/2023 BY JB Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 07/01/2026 BY SYS