S 528 FT OF NW1/4 OF NE1/4 EX
1 AC DESC ORB 739-765.
ORB 683-108-109, 712-443,

PARK JAMES DANIEL/PARK LISA M
1453 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

05-4S-16-02775-000

BUILDING CHARACTERISTICS

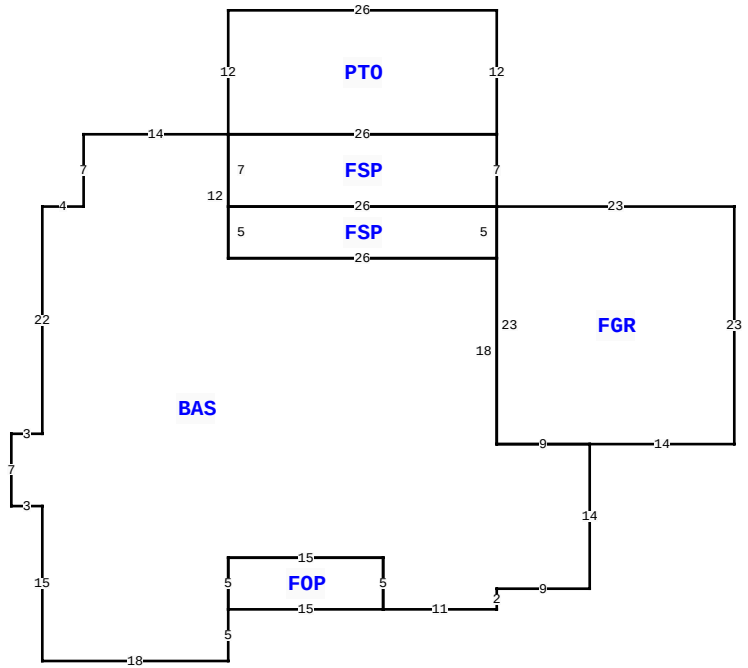
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	188,896
FGR	529	55		291	29,777
FOP	75	30		22	2,251
FSP	130	40		52	5,321
FSP	182	40		73	7,470
PTO	312	5		16	1,637
TOTALS	3,074			2,300	235,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,300	134.8182	148.30	341,090	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2006 Heated Area: 1846 HX Base Yr 2006



1453 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,352
TOTAL MARKET OB/XF VALUE	42,093
TOTAL LAND VALUE - MARKET	116,240
TOTAL MARKET VALUE	289,233
SOH/AGL Deduction	74,695
ASSESSED VALUE	214,538
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	163,127
TOTAL JUST VALUE	393,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,970

XFOB:2:1: 1991 FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38796	MAINT/ALTR	105	10/22/2019
19890	POOL	105	08/26/2002
19805	M H	125	08/05/2002
8537	SFR	50,000	06/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1065/2296	11/21/2005	WD	Q	I	06	0
GRANTOR: JAMES T PARK						
GRANTEE: JAMES DANIEL & LISA						
1060/0364	9/29/2005	WD	Q	I	06	314,000
GRANTOR: JAMES T PARK						
GRANTEE: JAMES DANIEL & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S7 W4 S22 W3 S7 E3 S15 E18 N5 FOP= E15 N5 W15 S5$ N5 E15 S5 E11 N2 E9 N14 FGR= E14 N23 W23 S23 E9$ W9 N18 FSP= N5 FSP= N7 PTO= N12 W26 S12 E26$ W26 S7 E26$ W26 S5 E26$ W26 N12$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0020	BARN,FR	0	100	24	24	576.00	UT	3.15	3.15	100	0	0	3	100	1,814	
3	0166	CONC,PAVMT	0	100	0	0	4,463.00	UT	1.50	1.50	100	0	0	3	100	6,695	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	600	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	100	24	30	720.00	UT	3.00	3.00	100	1994	1994	3	100	2,160	
7	0251	LEAN TO W/	0	100	12	24	288.00	UT	1.50	1.50	100	1994	1994	3	100	432	
8	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2002	2002	3	40	10,976	
9	0166	CONC,PAVMT	0	100	25	44	708.00	UT	2.00	2.00	100	2002	2002	3	100	1,416	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 29,493

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.53	AC		1.00	1.00	1.00	280.00	280.00	3,788							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.53	AC		1.00	1.00	1.00	8,000.00	8,000.00	108,240							

REVIEW DATE 09/27/2023 BY KS Total Acres: 14.53 Total Land Value: 11,788 Market: 108,240 Agricultural: 3,788 Common: 8,000 PRINTED 11/17/2026 BY SYS

S 528 FT OF NW1/4 OF NE1/4 EX
1 AC DESC ORB 739-765.
ORB 683-108-109, 712-443,

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0327	STABLES-SM	0	100	36	40	1,440.00	UT	8.00	8.00	100	2014	2014	3	100	11,520	
12	0252	LEAN-TO W/	0	100	10	36	360.00	UT	1.50	1.50	100	2014	2014	3	100	540	
13	0252	LEAN-TO W/	0	100	10	36	360.00	UT	1.50	1.50	100	2014	2014	3	100	540	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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

REVIEW DATE 09/27/2023 BY KS Total Acres: 14.53 Total Land Value: 11,788 Market: 108,240 Agricultural: 3,788 Common: 8,000 PRINTED 11/17/2026 BY SYS