

BEG AT NW COR OF S 528 FT OF NW1/4 OF NE1/4, RUN E 338.27 FT, S 208.74 FT, W 337.92 FT

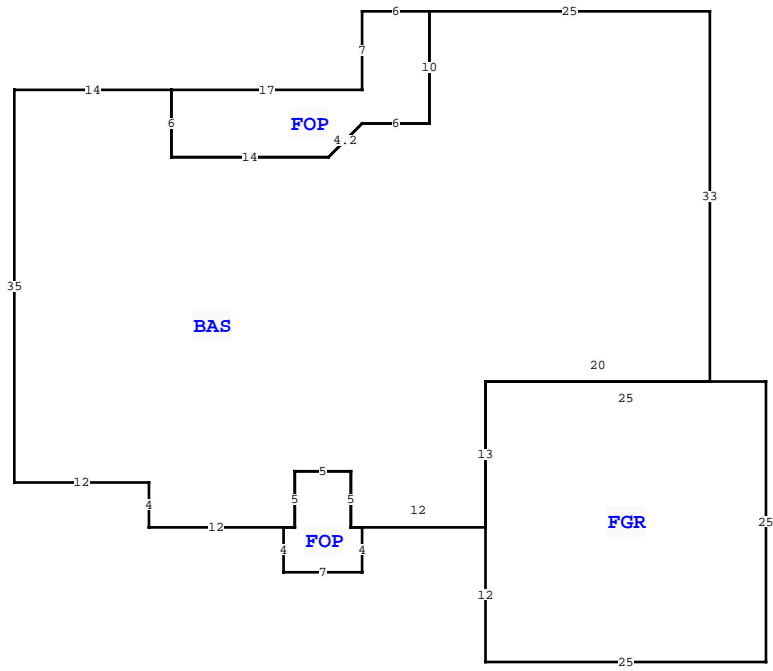
DICKINSON RACHEL
1391 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02775-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	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
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,145	100	
FGR	625	55	
FOP	53	30	
FOP	158	30	
TOTALS	2,981		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2020								
					Heated Area: 2145	HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		320,651	
TOTAL MARKET OB/XF VALUE		37,198	
TOTAL LAND VALUE - MARKET		32,400	
TOTAL MARKET VALUE		390,249	
SOH/AGL Deduction		90,638	
ASSESSED VALUE		299,611	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		248,200	
TOTAL JUST VALUE		390,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,703	
XFOB:1:1: SPRINGFIELD MH			
SALE:1:1: 1 AC \$.55 STAMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054072	Remodel	15,750	09/16/2025
27201	POOL	170	07/23/2008
24020	SFR	603	01/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1382/2255	4/17/2019	WD Q	Q	I	01	329,500
GRANTOR: JAMES T & RHONDA PARK						
GRANTEE: RACHEL DICKINSON						
1065/2297	11/02/2005	WD Q	Q	I	06	100
GRANTOR: JAMES T PARKS						
GRANTEE: JAMES T & RHONDA L						

EXTRA FEATURES																
L N	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	0120	CLFENCE 4	0	100	10	16	1.00	UT	0.00	100	1990	1990	3	100	300	
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	100	1990	1990	3	100	800	
3	0251	LEAN TO W/	0	100	8	16	1.00	UT	0.00	100	1990	1990	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000
6	0166	CONC,PAVMT	0	100	0	0	3,219.00	UT	2.50	100	2006	2006	3	100	8,048	
7	0280	POOL R/CON	0	100	14	25	350.00	UT	70.00	100	2008	2008	3	58	14,210	
8	0020	BARN,FR	0	100	32	32	1,024.00	UT	10.00	100	2014	2014	3	100	10,240	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	
TOTAL OB/XF															37,198	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.62	AC		1.00	1.00	1.00	20,000.00	20,000.00	32,400							