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

**2027**

**05-4S-16-02775-002**

## BUILDING CHARACTERISTICS

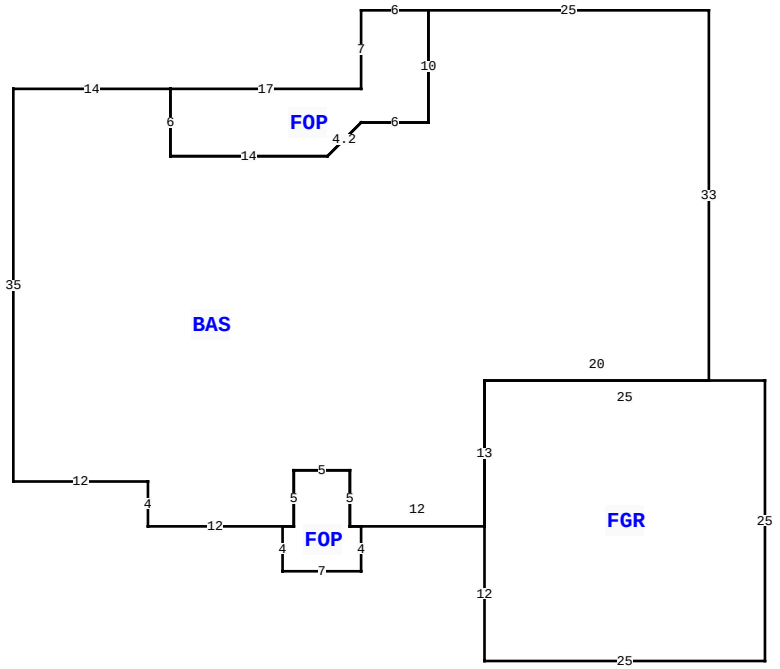
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,145 | 100 | | 2,145 | 264,701 |
| FGR | 625 | 55 | | 344 | 42,450 |
| FOP | 53 | 30 | | 16 | 1,975 |
| FOP | 158 | 30 | | 47 | 5,800 |
| TOTALS | 2,981 | | | 2,552 | 314,926 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,552 | 138.5014 | 152.35 | 388,797 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

2 SINGLE FAM 100% - 2020 Heated Area: 2145 HX Base Yr 2020




1391 SW BIRLEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1990 | 1990 | 3 | 100 | 300 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1990 | 1990 | 3 | 100 | 800 | |
| 3 | 0251 | LEAN TO W/ | 0 | 100 | 8 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1990 | 1990 | 3 | 100 | 500 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 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 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 8,048 | |
| 7 | 0280 | POOL R/CON | 0 | 100 | 14 | 25 | 350.00 | UT | 70.00 | 70.00 | 100 | 2008 | 2008 | 3 | 58 | 14,210 | |
| 8 | 0020 | BARN,FR | 0 | 100 | 32 | 32 | 1,024.00 | UT | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 100 | 10,240 | |
| 9 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 314,926 |
| TOTAL MARKET OB/XF VALUE | | 37,198 |
| TOTAL LAND VALUE - MARKET | | 32,400 |
| TOTAL MARKET VALUE | | 384,524 |
| SOH/AGL Deduction | | 75,925 |
| ASSESSED VALUE | | 308,599 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 257,188 |
| TOTAL JUST VALUE | | 384,524 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 390,249 |

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 / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1382/2255 | 4/17/2019 | WD | Q | I | 01 | 329,500 |
| GRANTOR: JAMES T & RHONDA PARK | | | | | | |
| GRANTEE: RACHEL DICKINSON | | | | | | |
| 1065/2297 | 11/02/2005 | WD | Q | I | 06 | 100 |
| GRANTOR: JAMES T PARKS | | | | | | |
| GRANTEE: JAMES T & RHONDA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FOP= W6 S7 W17 S6 E14 R3 U3 E6 N10$ S10 W6 D3 L3 W14 N6 W14 S35 E12 S4 E12 FOP= S4 E7 N4 W1 N5 W5 S5 W1$ E1 N5 E5 S5 E12 FGR= S12 E25 N25 W25 S13$ N13 E20 N33$.

## LAND DESCRIPTION

TOTAL OB/XF 37,198

| 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 | 1.62 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 32,400 | | | | | | | |

REVIEW DATE 03/23/2026 BY robin Total Acres: 1.62 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/17/2026 BY SYS