

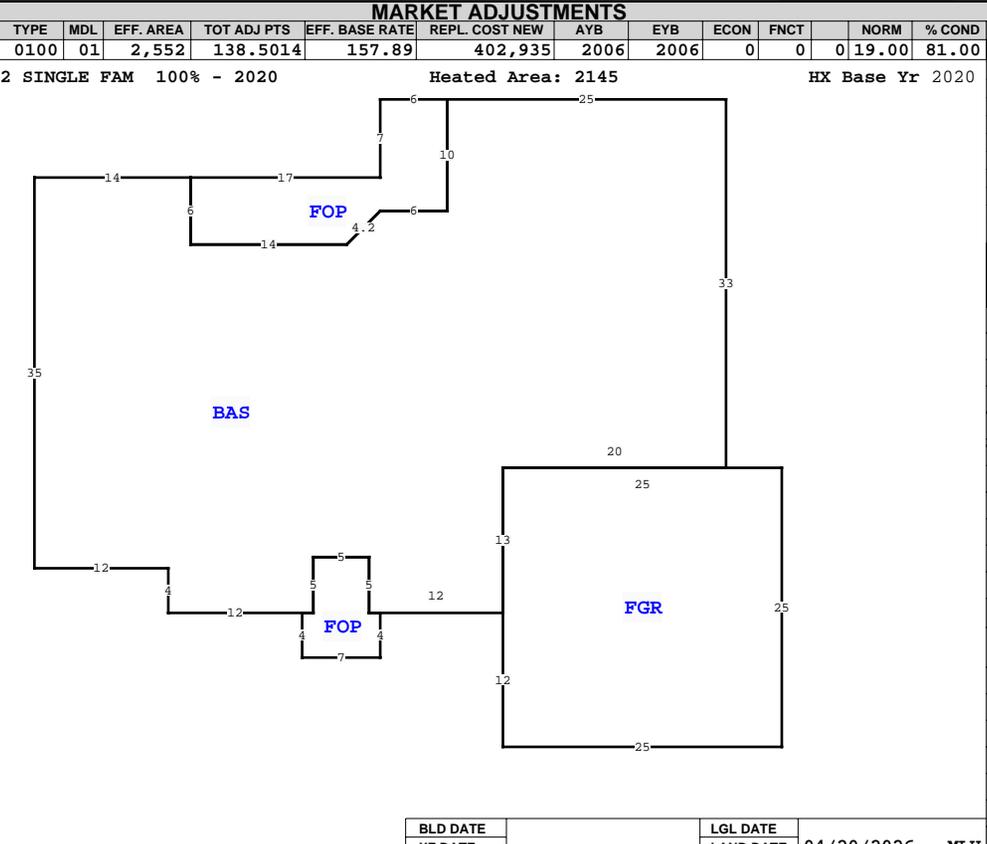
BEG AT NW COR OF S 528 FT OF NW1/4 OF NE1/4, RUN E 338.27 FT, S 208.74 FT, W 337.92 FT

DICKINSON RACHEL
1391 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02775-002

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	274,326
FGR	625	55		344	43,994
FOP	53	30		16	2,046
FOP	158	30		47	6,011
TOTALS	2,981			2,552	326,377



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				326,377	
TOTAL MARKET OB/XF VALUE				37,198	
TOTAL LAND VALUE - MARKET				32,400	
TOTAL MARKET VALUE				395,975	
SOH/AGL Deduction				96,364	
ASSESSED VALUE				299,611	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				248,200	
TOTAL JUST VALUE				395,975	
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																								
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							

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\$.														