

BEG NW COR OF NW1/4 OF NE1/4,
 RUN E 578 FT, S 475 FT, W 578
 FT, N 475 FT TO POB, EX A AC

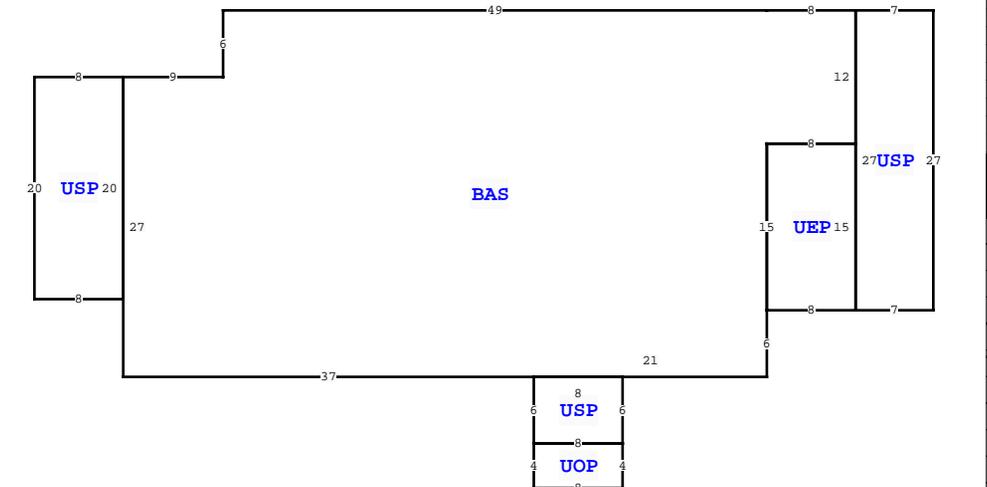
CURRY LAVADA A/CHOICE CLYMERTAN C
 1257 SW BIRLEY AVE
 LAKE CITY, FL 32024

2026

05-4S-16-02776-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,956	100
UEP	120	60
UOP	32	20
USP	48	35
USP	160	35
USP	189	35
TOTALS	2,505	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2017		Heated Area: 1956					HX Base Yr 2017	



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,555
TOTAL MARKET OB/XF VALUE		5,950
TOTAL LAND VALUE - MARKET		11,040
TOTAL MARKET VALUE		123,545
SOH/AGL Deduction		50,693
ASSESSED VALUE		72,852
TOTAL EXEMPTION VALUE	HX HB	47,852
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31939	MAINT/ALTR	30	05/06/2014
25384	REMODEL	30	01/08/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0995	8/16/2016	QC	U	I	11	100

GRANTOR: LAVADA A CURRY & CLYM
 GRANTEE: CLYMERTAN C CHOICE

1152/0241	5/09/2008	QC	Q	I	01	100
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GRANTOR: GRACE CURRY & CLYMERT
 GRANTEE: CLYMERTAN C CHOICE

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	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	600
2	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	300
3	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	50
4	0031	BARN,MT AE	0	100	0	0	0	1.00	UT 0.00	0.00	100	2019	2019	3	100	5,000

TOTAL OB/XF											
5,950											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W49 S6 W9 USP= W8 S20 E8 N20\$ S27 E37 USP= S6 UOP= S4 E8 N4 W8\$ E8 N6 W8\$ E21 N6 UEP= E8 USP= E7 N27 W7 S27\$ N15 W8 S15\$ N15 E8 N12 W8\$.											

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	0.69	AC		1.00	1.00	1.00	16,000.00	16,000.00	11,040							