

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

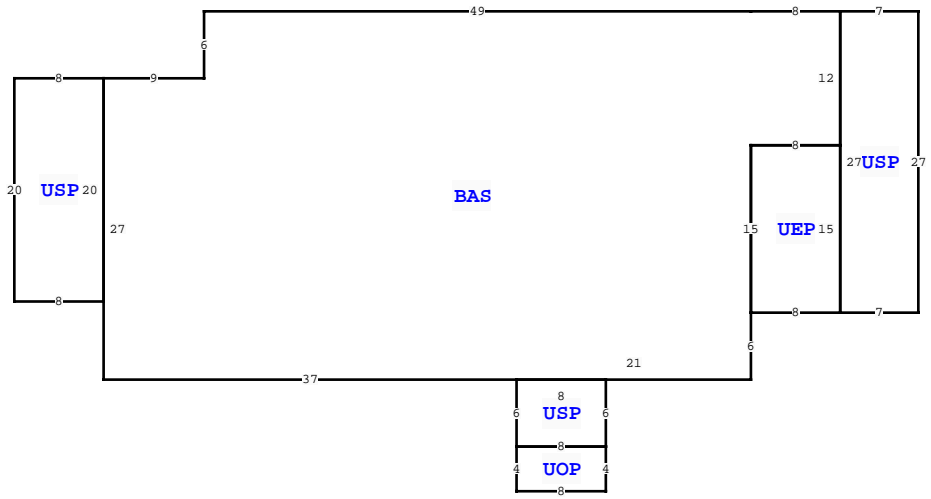
CURRY LAVADA A/CHOICE CLYMERTAN C
 1257 SW BIRLEY AVE
 LAKE CITY, FL 32024

2026

05-4S-16-02776-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	05	CONV	100
Units		0	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	YEAR
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		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		104,677	
TOTAL MARKET OB/XF VALUE		5,950	
TOTAL LAND VALUE - MARKET		11,040	
TOTAL MARKET VALUE		121,667	
SOH/AGL Deduction		48,815	
ASSESSED VALUE		72,852	
TOTAL EXEMPTION VALUE	HX HB	47,852	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		121,667	
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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2026	MLU

BUILDING NOTES	
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\$.	

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

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