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 CLYMERTEAN C
1257 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

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 Floo	14	CARPET 90
Interior Floo	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

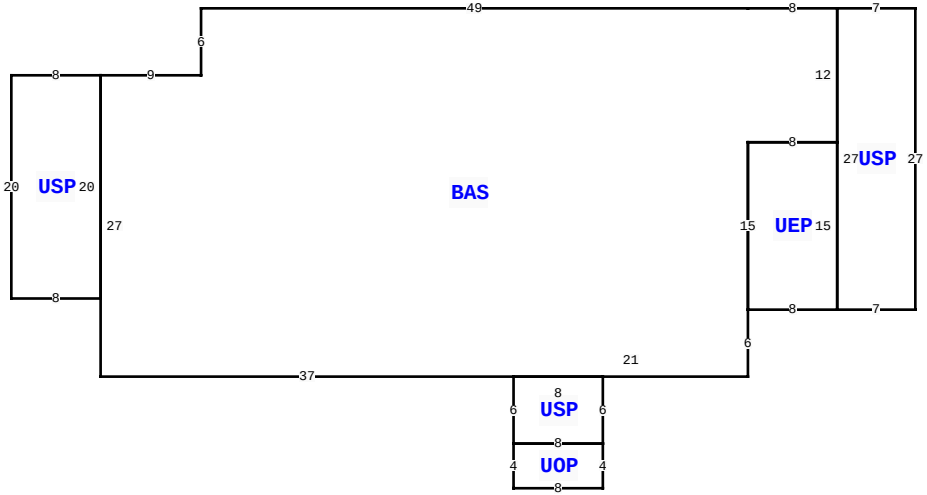
NEIGHBORHOOD/LOC 5416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100		1,956	92,545
UEP	120	60		72	3,407
UOP	32	20		6	284
USP	48	35		17	804
USP	160	35		56	2,649
USP	189	35		66	3,123
TOTALS	2,505			2,173	102,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	66.1734	72.79	158,173	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1956 HX Base Yr 2017



1257 SW BIRLEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,812
TOTAL MARKET OB/XF VALUE	5,950
TOTAL LAND VALUE - MARKET	11,040
TOTAL MARKET VALUE	119,802
SOH/AGL Deduction	44,764
ASSESSED VALUE	75,038
TOTAL EXEMPTION VALUE	HX HB 50,038
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	119,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,667

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

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

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

LAND DESCRIPTION

TOTAL OB/XF 5,950

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

REVIEW DATE 09/27/2023 BY KS Total Acres: 0.69 Total Land Value: 11,040 Market: 0 Agricultural: 0 Common: 11,040 PRINTED 11/17/2026 BY SYS