

COMM NW COR OF NE1/4, E 40.85
 FT TO E R/W OF BIRLEY RD FOR
 POB, CONT E 536.93 TO NE COR

CURRY LAVADA A/CURRY SHANNON M
 1257 SW BIRLEY AVE
 LAKE CITY, FL 32024

2026

05-4S-16-02776-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 440 TOTAL LAND VALUE - MARKET 53,880 TOTAL MARKET VALUE 54,320 SOH/AGL Deduction 10,324 ASSESSED VALUE 43,996 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,996 TOTAL JUST VALUE 54,320 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 49,830											
DOR CODE 0700 MISC IMPROVED																															
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																										
																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1328/2500 12/31/2016 WD U V 30 100 GRANTOR: LAVADA & SHANNON CURR GRANTEE: LAVADA & SHANNON CU 1320/0995 8/16/2016 QC U V 11 100 GRANTOR: CLYMERTEAN CHOICE & L GRANTEE: LAVADA CURRY & ETAL															
TOTALS										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/22/2026 MLU									
EXTRA FEATURES										L	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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200						
										2	0294	SHED WOOD/	0	0	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240					
																				BUILDING NOTES BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF										440											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		A-1	0.00	0.00	4.49	AC		1.00	1.00	1.00	12,000.00	12,000.00	53,880														