COMM SE COR OF SW1/4, RUN W 45.0
BIRLEY RD FOR POB, RUN N 724.21
SR-252, SW ALONG R/W 329.95 FT,

STEPHENS RACHAEL J
2270 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02778-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

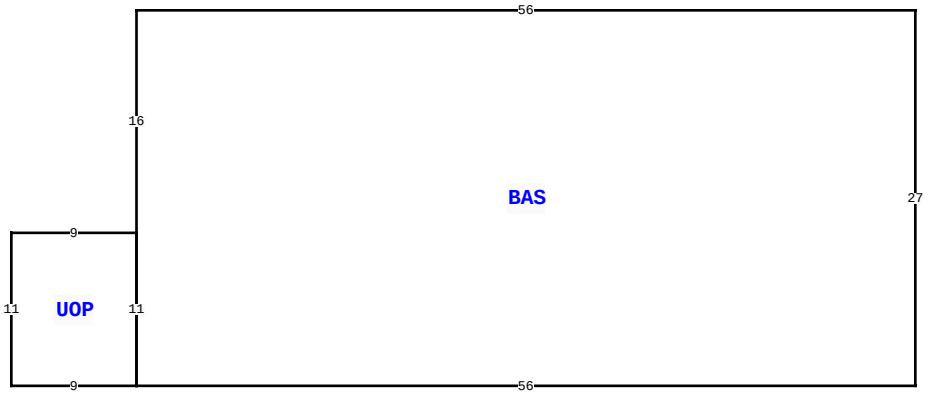
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,512	100		1,512	44,544
UOP	99	25		25	736
TOTALS	1,611			1,537	45,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,537	116.9000	73.65	113,200	1989	1989	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr



2218 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	45,280
TOTAL MARKET OB/XF VALUE	7,375
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	67,055
SOH/AGL Deduction	18,196
ASSESSED VALUE	48,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,859
TOTAL JUST VALUE	67,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,097

XFOB:1:1: ID#LHMLF28262253443A & B - FORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0992	7/25/2011	QC	U	I	11	100
GRANTOR: MELISSA C JOYNER						
GRANTEE: RACHAEL J STEPHENS						
1098/2468	8/08/2006	QC	Q	I	01	100
GRANTOR: JAMES RODNEY JOYNER						
GRANTEE: MELISSA C JOYNER (A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S16 UOP= W9 S11 E9 N11$ S11 E56 N27$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0040	BARN,POLE	0	0	10	14	140.00	UT	2.50	2.50	50	1994	1994	3	50	175	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,375

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	0200	C	MBL HM	0		A-1	0.00	0.00	0.96	AC		1.00	1.00	1.00	15,000.00	15,000.00	14,400							

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.96 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 05/08/2026 BY SYS