

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,

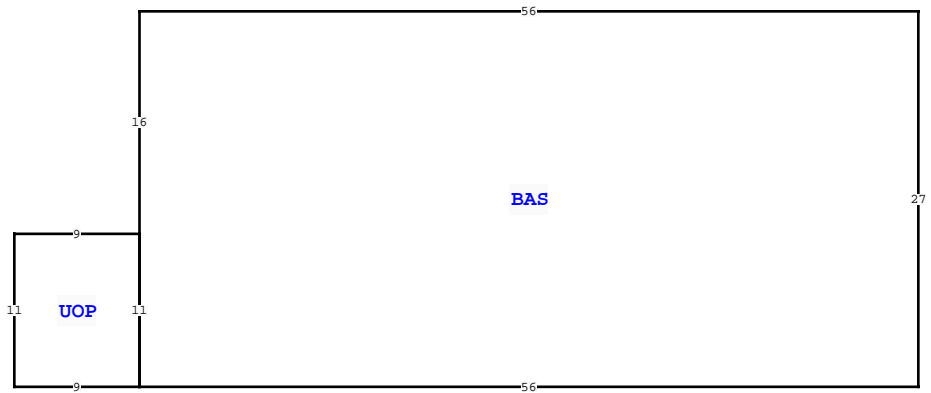
STEPHENS RACHAEL J  
 2270 SW BIRLEY AVE  
 LAKE CITY, FL 32024

**2026**

05-4S-16-02778-002

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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				
Architectural	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	42,421
UOP	99	25		25	702
TOTALS	1,611			1,537	43,122

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	70.14	107,805	1989	1989	0	0	60.00	40.00		
2 MOBILE HME		0% - 0	Heated Area: 1512				HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			43,122
TOTAL MARKET OB/XF VALUE			7,375
TOTAL LAND VALUE - MARKET			14,400
TOTAL MARKET VALUE			64,897
SOH/AGL Deduction			16,038
ASSESSED VALUE			48,859
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			48,859
TOTAL JUST VALUE			64,897
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)						

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	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																								
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	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							

TOTAL OB/XF																								
														7,375										
REVIEW DATE 09/29/2023 BY JB Total Acres: 0.96 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 06/23/2026 BY SYS																								