COMM NE COR OF SW1/4, RUN W
40 FT TO W R/W BIRLEY RD, RUN
S 1580.67 FT TO POB, CONT S

WHITCOMB THEODORE J/WHITCOMB CARLA J
167 SW MASSY OAK WAY
LAKE CITY, FL 32024

2027

05-4S-16-02780-017

BUILDING CHARACTERISTICS

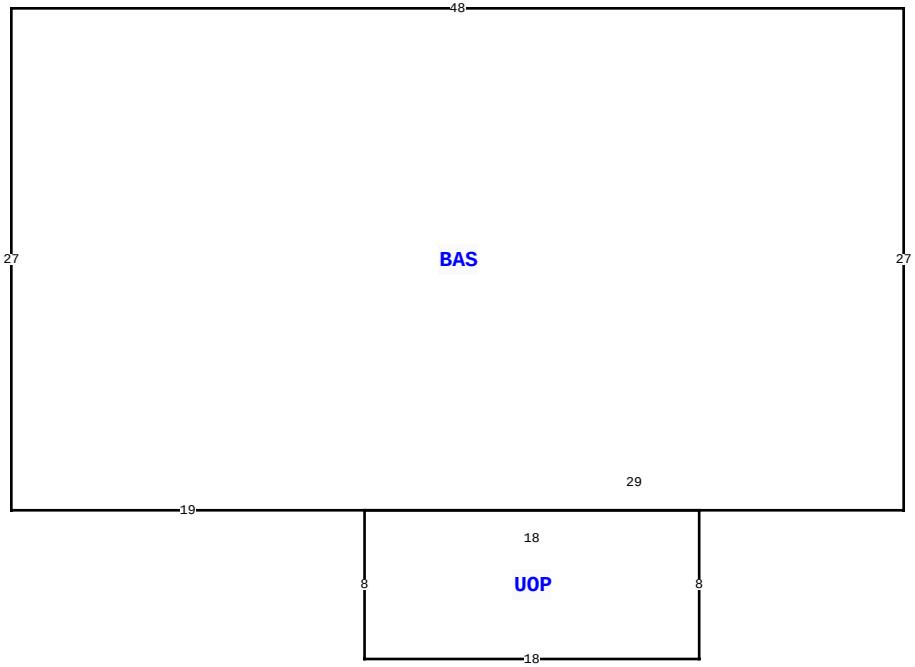
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,833
UOP	144	25		36	2,134
TOTALS	1,440			1,332	78,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,332	115.9000	107.79	143,576	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr



2028 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

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	0070	CARPORT UF	0	0	12	21	252.00	UT	3.00	3.00	100	1997	1997	3	100	756	
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,967
TOTAL MARKET OB/XF VALUE	10,156
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	115,123
SOH/AGL Deduction	19,038
ASSESSED VALUE	96,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,085
TOTAL JUST VALUE	115,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,973

LAND:1:1: 0.52 AC

SALE:1:1: 0.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12397	M H	125	04/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1768	7/29/2016	LE	U	I	14	100
GRANTOR: THEODORE JAMES & CARL						
GRANTEE: THEODORE JAMES & CA						
1297/1078	6/19/2015	WD	Q	I	01	54,000
GRANTOR: CHERYLANN PATTERSON						
GRANTEE: THEODORE J CARLA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E19UOP= S8 E18 N8 W18$ E29 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,156

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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS