COMM NE COR OF SW1/4, RUN W
40 FT TO W R/W BIRLEY RD, S
1380.67 FT FOR POB, CONT S

SUTTON LINDA S
1988 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

05-4S-16-02780-019

BUILDING CHARACTERISTICS

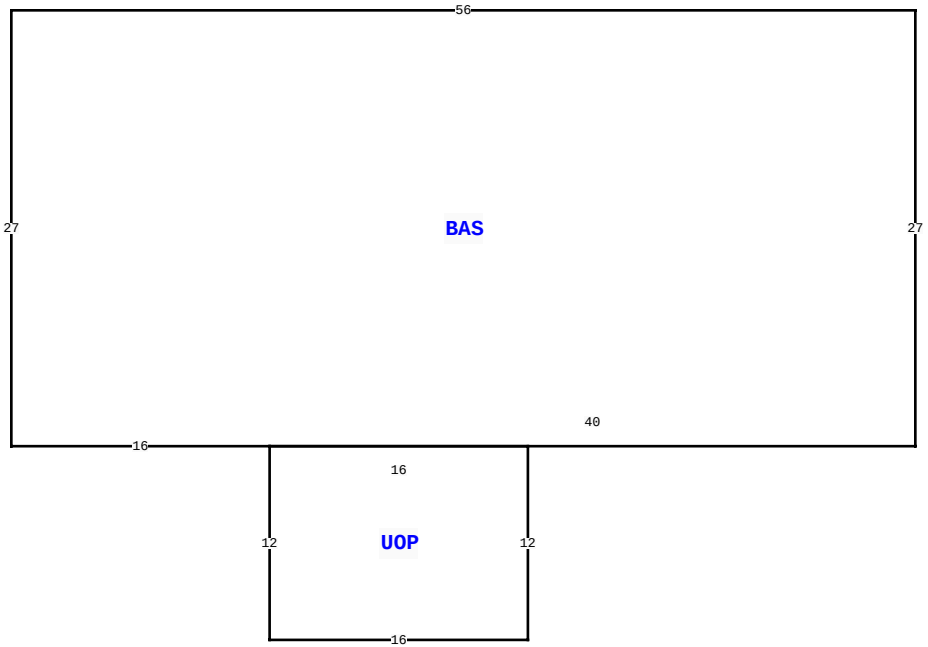
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	91,185
UOP	192	25		48	2,895
TOTALS	1,704			1,560	94,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	117.9000	109.65	171,054	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1512 HX Base Yr 2009



1988 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		94,080
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		127,880
SOH/AGL Deduction		76,111
ASSESSED VALUE		51,769
TOTAL EXEMPTION VALUE	HX HB	26,769
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/1179	2/27/2008	WD	Q	I		67,900
GRANTOR: BRENT D HOLLINGSWORTH						
GRANTEE: LINDA S SUTTON						
1029/0532	9/16/2004	WD	Q	I	01	33,500
GRANTOR: GREENTREE						
GRANTEE: BRENT D HOLLINGSWOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E16 UOP= S12 E16 N12 W16$ E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	100		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 09/23/2023 BY JB Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS