

COMM NE COR OF SW1/4, RUN W 40 F
TO POB, CONT S 100 FT, W 236.91
104.07 FT, E 207.94 FT TO POB. (

GEORGE SAMMY LEE/GEORGE SHEILA DENISE
1930 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02780-022



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	924	100	
UOP	80	25	
UOP	276	25	
TOTALS	1,280		
			1,013
			15,493

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	0%	- 2026									
				Heated Area: 924								
					HX Base Yr							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	15,493		
TOTAL MARKET OB/XF VALUE	7,100		
TOTAL LAND VALUE - MARKET	26,000		
TOTAL MARKET VALUE	48,593		
SOH/AGL Deduction	0		
ASSESSED VALUE	48,593		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	48,593		
TOTAL JUST VALUE	48,593		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	56,054		
LAND:1:1: 0.61 ACRE			
SALE:1:1: 0.63 ACRE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1923	8/22/2025	WD	Q	I	01	50,000
GRANTOR: BAKER DAVID WILLARD						
GRANTEE: GEORGE SAMMY LEE						
1517/2516	6/25/2024	LE	U	I	14	100
GRANTOR: BAKER DAVID W						
GRANTEE: BAKER DAVID W (ENH)						

EXTRA FEATURES		1930 SW BIRLEY AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	0.00
2	9945	Well/Sept	7,000.00

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

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	0296	SHED METAL	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
2	9945	Well/Sept	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 UOP= N12 W23 S12 E23\$ W41 S14 E29 UOP= S8 E10 N8 W10\$ E37 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							