COMM NE COR OF NE1/4 OF SW1/4, R
845.81 FT FOR POB, CONT S 100.02
FT, NW 103.20 FT, E 253.45 FT TO

LEGACY MANAGEMENT LLC
1886 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

05-4S-16-02780-024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05

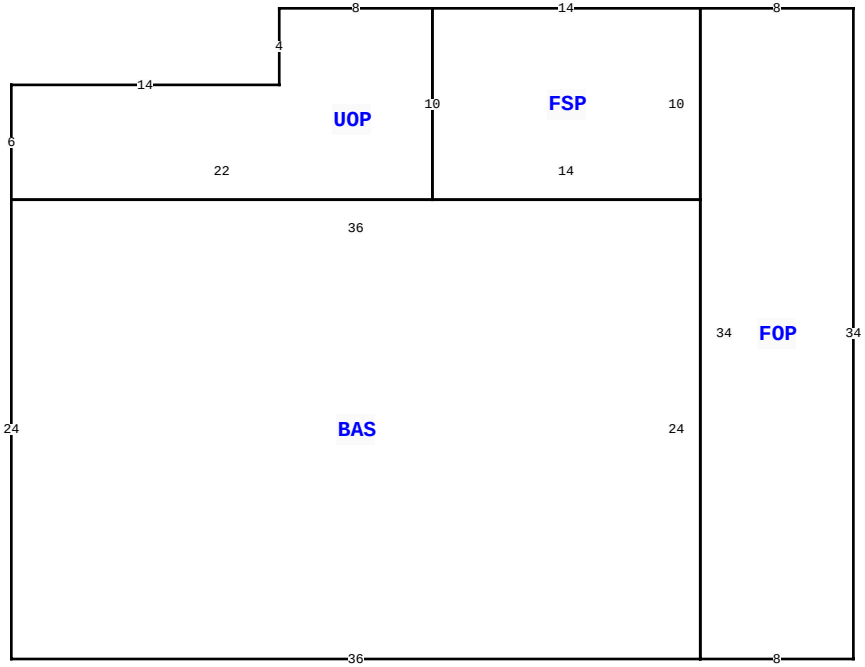
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 5416.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	41,366
FOP	272	35		95	4,549
FSP	140	40		56	2,681
UOP	164	25		41	1,963
TOTALS	1,440			1,056	50,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	93.6000	87.05	91,925	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 864 HX Base Yr



1886 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	0294	SHED WOOD/	0	0	10	16	160.00	UT	14.00	14.00	75	1997	1997	3	75	1,680	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	50,559
TOTAL MARKET OB/XF VALUE	9,280
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	85,839
SOH/AGL Deduction	0
ASSESSED VALUE	85,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,839
TOTAL JUST VALUE	85,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12411	M H	125	04/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1249	2/03/2023	WD	U	I	37	30,000
GRANTOR: ALLEN FRANKI AKA FRAN						
GRANTEE: LEGACY MANAGEMENT L						
1481/1482	12/19/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (NEWTO						
GRANTEE: ALLEN FRANKI AKA FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 FOP= E8 N34 W8 S34$ N24 FSP= N10 W14 UOP= W8 S4 W14 S6 E22 N10$ S10 E14$.

LAND DESCRIPTION

TOTAL OB/XF 9,280

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 03/16/2023 BY ME Total Acres: 0.59 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS