COMM NE COR OF NE1/4 OF SW1/4,
RUN W ALONG 59.80 FT, S 745.79
FT FOR POB, CONT S 100.02 FT,

MARKHAM TOMMY W
1868 SW BIRLEY ROAD
LAKE CITY, FL 32024

2027

05-4S-16-02780-025

BUILDING CHARACTERISTICS

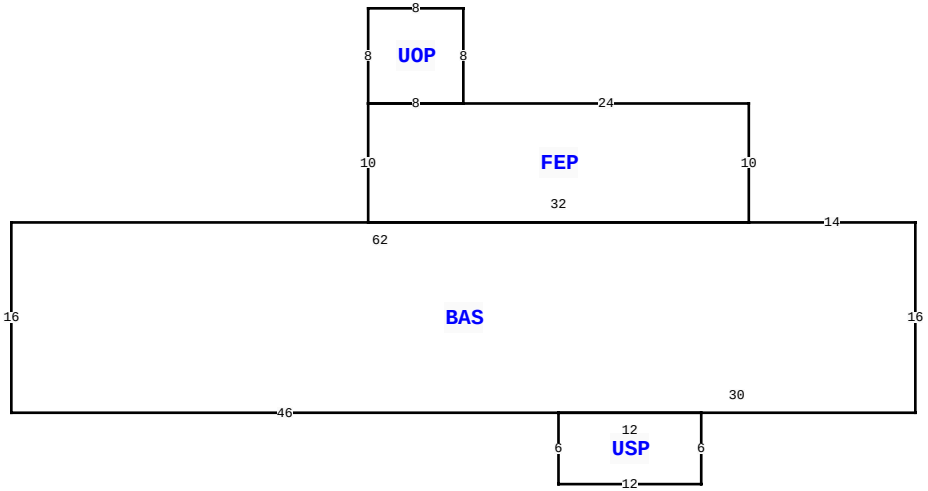
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,216	100		1,216	72,090
FEP	320	85		272	16,125
UOP	64	25		16	949
USP	72	35		25	1,482
TOTALS	1,672			1,529	90,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,529	115.9000	107.79	164,811	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1216 HX Base Yr 2019



1868 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		90,646
TOTAL MARKET OB/XF VALUE		12,300
TOTAL LAND VALUE - MARKET		27,300
TOTAL MARKET VALUE		130,246
SOH/AGL Deduction		64,782
ASSESSED VALUE		65,464
TOTAL EXEMPTION VALUE	HX HB SX VP	65,464
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		130,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0470	3/29/2018	WD	Q	I	01	30,000
GRANTOR: DEBORAH FORTIN						
GRANTEE: TOMMY W MARKHAM						
1258/0538	7/19/2013	QC	U	I	11	100
GRANTOR: WILLIAM E & LILLIAN J						
GRANTEE: WILLIAM E & LILLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N10 W24 UOP= N8 W8 S8 E8$ W8 S10 E32$ W62 S16 E46 USP= S6 E12 N6 W12$ E30 N16$.

LAND DESCRIPTION

TOTAL OB/XF 12,300

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.05	26,000.00	27,300.00	27,300							

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.61 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 11/17/2026 BY SYS