COMM NE COR OF NE1/4 OF SW1/4, R
ALONG W R/W BIRLEY RD 645.77 FT
100.02 FT, W 277.68 FT, NW 103.2

WALSH PATRICIA A
1848 SW BIRLEY AVE
LAKE CITY, FL 32024-3607

2027

05-4S-16-02780-026

BUILDING CHARACTERISTICS

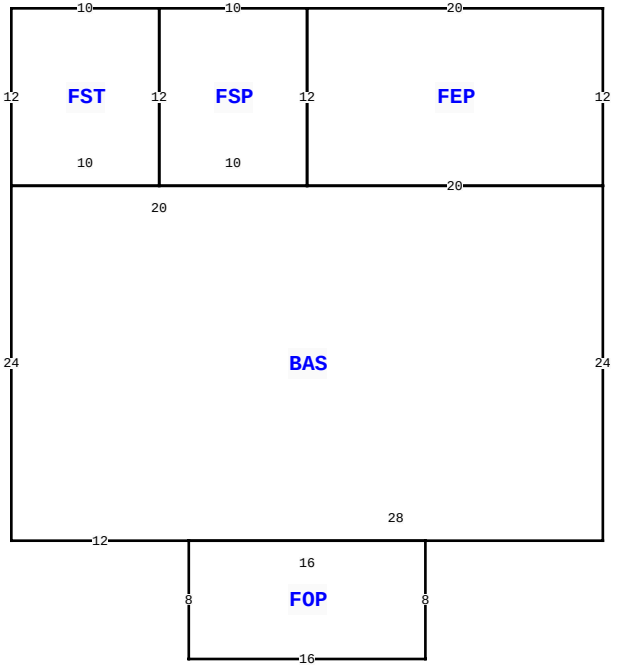
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	960	100		960	66,275
FEP	240	85		204	14,084
FOP	128	35		45	3,106
FSP	120	40		48	3,314
FST	120	55		66	4,557
TOTALS	1,568			1,323	91,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,323	114.2000	106.21	140,516	1994	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 960 HX Base Yr 2025



1848 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	100	12	16	192.00	UT	9.00	9.00	100	2006	2006	3	100	1,728	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2006	2006	3	50	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,335
TOTAL MARKET OB/XF VALUE	11,978
TOTAL LAND VALUE - MARKET	28,600
TOTAL MARKET VALUE	131,913
SOH/AGL Deduction	31,914
ASSESSED VALUE	99,999
TOTAL EXEMPTION VALUE	HX HB 98 99,999
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	131,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049714	Electrical Servic	0	05/01/2024
000049439	Roof Replacement	5,000	03/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/760	10/25/2024	LE	U	I	14	100
GRANTOR: WALSH PATRICIA A						
GRANTEE: WALSH PATRICIA A (E						
1512/1650	4/16/2024	WD	Q	I	01	162,500
GRANTOR: COLEMAN RICHARD E						
GRANTEE: WALSH PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S24 E12 FOP= S8 E16N8 W16$ E28 N24 FEP= N12 W20 S12 E20$ W20$ FSP= N12 W10 FST= W10 S12 E10 N12$ S12 E10$.

LAND DESCRIPTION

TOTAL OB/XF 11,978

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	26,000.00	28,600.00	28,600							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.71 Total Land Value: 28,600 Market: 0 Agricultural: 0 Common: 28,600 PRINTED 11/17/2026 BY SYS