

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

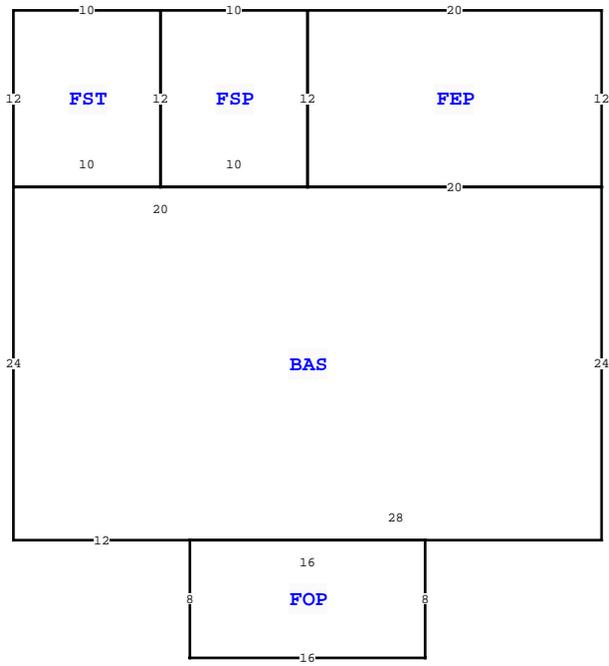
WALSH PATRICIA A
1848 SW BIRLEY AVE
LAKE CITY, FL 32024-3607

2026

05-4S-16-02780-026


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

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	107.35	142,024	1994	2010	0	0	35.00	65.00		
1 MANUF 1 100% - 2025 Heated Area: 960 HX Base Yr 2025													



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		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	66,986
FEP	240	85		204	14,234
FOP	128	35		45	3,140
FSP	120	40		48	3,349
FST	120	55		66	4,605
TOTALS	1,568			1,323	92,316

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			92,316	
TOTAL MARKET OB/XF VALUE			11,978	
TOTAL LAND VALUE - MARKET			28,600	
TOTAL MARKET VALUE			132,894	
SOH/AGL Deduction			35,808	
ASSESSED VALUE			97,086	
TOTAL EXEMPTION VALUE	HX HB 98		97,086	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			132,894	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			137,154	

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	I	14	100
GRANTOR: WALSH PATRICIA A						
GRANTEE: WALSH PATRICIA A (E						
1512/1650	4/16/2024	WD Q	I	I	01	162,500
GRANTOR: COLEMAN RICHARD E						
GRANTEE: WALSH PATRICIA A						

EXTRA FEATURES														1848 SW BIRLEY AVE, LAKE CITY			
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	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	

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

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					
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	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								