COMM NE COR OF NE1/4 OF SW1/4,
RUN W 59.80 FT, RUN S ALONG
W R/W BIRLEY RD 545.75 FT FOR

GRINNELL SCOTT K/GRINNELL RHONDA RENEE
1830 SW BIRLEY AVE
LAKE CITY, FL 32024

**2027**

**05-4S-16-02780-027**

## BUILDING CHARACTERISTICS

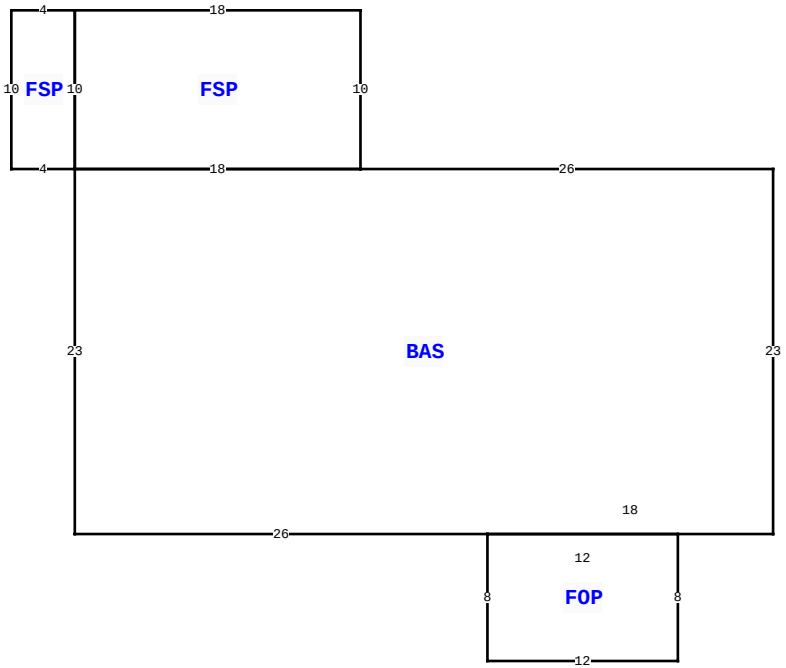
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 1,012 | 100 | | 1,012 | 59,478 |
| FOP | 96 | 35 | | 34 | 1,998 |
| FSP | 40 | 40 | | 16 | 941 |
| FSP | 180 | 40 | | 72 | 4,232 |
| TOTALS | 1,328 | | | 1,134 | 66,648 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,134 | 114.9000 | 106.86 | 121,179 | 1996 | 1996 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2000 Heated Area: 1012 HX Base Yr 2000




1830 SW BIRLEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/08/2025 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0296 | SHED METAL | 0 | 100 | 8 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 11 | 24 | 264.00 | UT | 7.00 | 7.00 | 100 | 2006 | 2006 | 3 | 100 | 1,848 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0030 | BARN,MT | 0 | 0 | 18 | 25 | 450.00 | UT | 12.00 | 12.00 | 100 | 2006 | 2006 | 3 | 100 | 5,400 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 12 | 25 | 300.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 1,500 | |
| 6 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 66,648 |
| TOTAL MARKET OB/XF VALUE | 17,348 |
| TOTAL LAND VALUE - MARKET | 25,300 |
| TOTAL MARKET VALUE | 109,296 |
| SOH/AGL Deduction | 54,641 |
| ASSESSED VALUE | 54,655 |
| TOTAL EXEMPTION VALUE | HX HB 25,000 |
| BASE TAXABLE VALUE | 29,655 |
| TOTAL JUST VALUE | 109,296 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 110,014 |

LAND:1:1: .73 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1150/1537 | 4/26/2008 | WD | Q | I | 01 | 0 |
| GRANTOR: SCOTT K GRINNELL (CO | | | | | | |
| GRANTEE: SCOTT K & RHONDA RE | | | | | | |
| 1144/1248 | 1/26/2008 | WD | Q | I | 01 | 12,500 |
| GRANTOR: SCOTT K GRINNELL | | | | | | |
| GRANTEE: SCOTT K & RHONDA RE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 FSP= N10 W18 S10 E18$ W18 FSP= N10 W4 S10 E4$ S23 E26 FOP= S8E12 N8 W12$ E18 N23$.

## LAND DESCRIPTION

TOTAL OB/XF 17,348

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.15 | 22,000.00 | 25,300.00 | 25,300 | | | | | | | |

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.76 Total Land Value: 25,300 Market: 0 Agricultural: 0 Common: 25,300 PRINTED 11/17/2026 BY SYS