COMM NE COR OF NE1/4 OF SW1/4,
RUN W 59.80 FT, S ALONG W R/W
BIRLEY RD 345.73 FT TO POB,

SMITH WILLIAM
1790 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

05-4S-16-02780-029

BUILDING CHARACTERISTICS

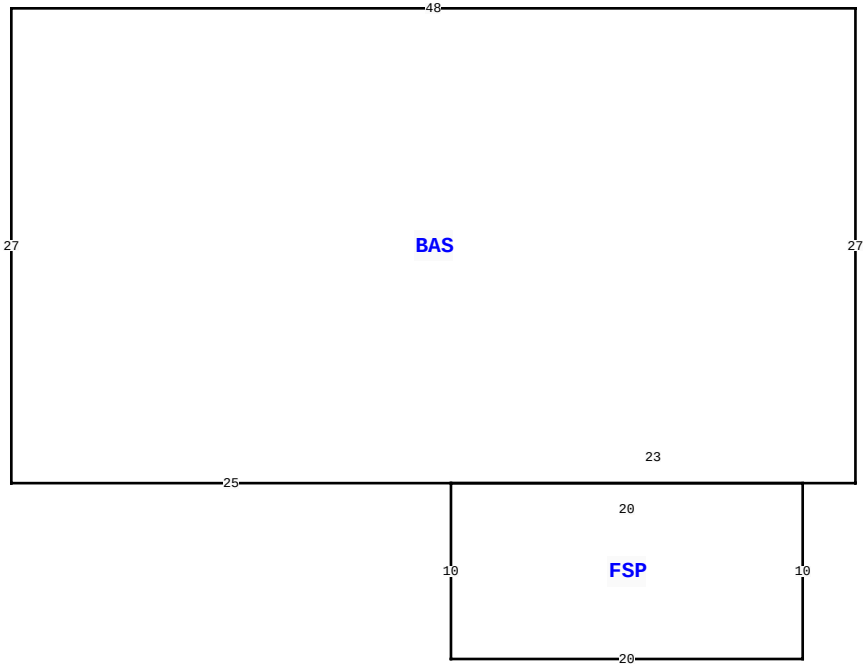
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	36,050
FSP	200	40		80	2,225
TOTALS	1,496			1,376	38,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,376	115.9000	69.54	95,687	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1296 HX Base Yr 2005



1790 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	10	16	160.00	UT	5.00	5.00	100	1997	1997	3	100	800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9945	Well/Sept	0	100	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		38,275
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		28,750
TOTAL MARKET VALUE		75,125
SOH/AGL Deduction		26,806
ASSESSED VALUE		48,319
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,319
TOTAL JUST VALUE		75,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,125

LAND:1:1: LOT 13--.85 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/2406	2/26/1999	WD	Q	I	01	48,000
GRANTOR: GREEN TREE FINANCIAL						
GRANTEE: W SMITH						
0851/2419	12/16/1997	WD	Q	I	01	76,000
GRANTOR: ROBERT J & MARION BEC						
GRANTEE: GREEN TREE FINANCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E25 FSP= S10 E20 N10 W20$ E23 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	1.25	23,000.00	28,750.00	28,750							

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.90 Total Land Value: 28,750 Market: 0 Agricultural: 0 Common: 28,750 PRINTED 11/17/2026 BY SYS