COMM NE COR OF NE1/4 OF SW1/4
W 59.80 FT, RUN S ALONG W R/W
OF BIRLEY RD 245.75 FT FOR POB

SMITH WILLIAM DAVID JR
127 SW FAUL CT
LAKE CITY, FL 32024

2027

05-4S-16-02780-030

BUILDING CHARACTERISTICS

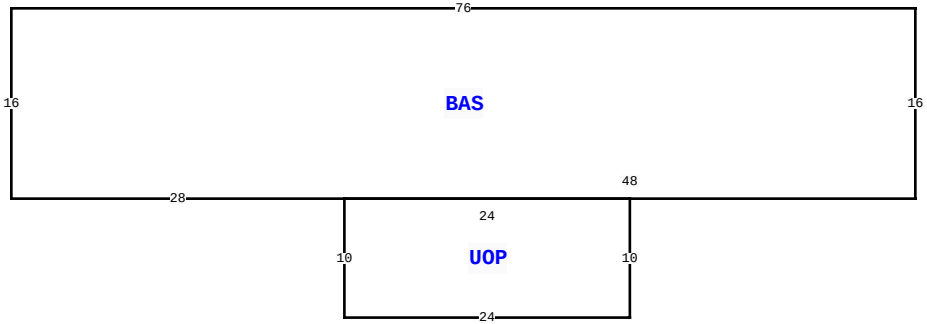
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	70,846
UOP	240	25		60	3,496
TOTALS	1,456			1,276	74,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,276	113.9000	105.93	135,167	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1216 HX Base Yr



1772 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	9945	Well/Sept	0	0	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	74,342
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	29,900
TOTAL MARKET VALUE	111,342
SOH/AGL Deduction	13,258
ASSESSED VALUE	98,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,084
TOTAL JUST VALUE	111,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,142

PRMT:1:1: HUMPHRIES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13673	M H	125	02/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/0258	12/26/2007	WD	Q	I		75,000
GRANTOR: GILBERT D BAILEY						
GRANTEE: WILLIAM DAVID SMITH						
1002/2115	12/17/2003	WD	Q	I		32,000
GRANTOR: SHERRON ROBINSON						
GRANTEE: GILBERT D BAILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E28 UOP= S10 E24 N10 W24$ E48 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.30	23,000.00	29,900.00	29,900							

REVIEW DATE 09/23/2023 BY JB Total Acres: 1.06 Total Land Value: 29,900 Market: 0 Agricultural: 0 Common: 29,900 PRINTED 11/17/2026 BY SYS