COMM NE COR OF SW1/4, RUN W 59.8
BIRLEY RD FOR POB, RUN S 145.75
NW 187.54 FT, E 664.76 FT TO POB

CADET NATKINGCOLE/CADET MARIE
1730 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

05-4S-16-02780-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

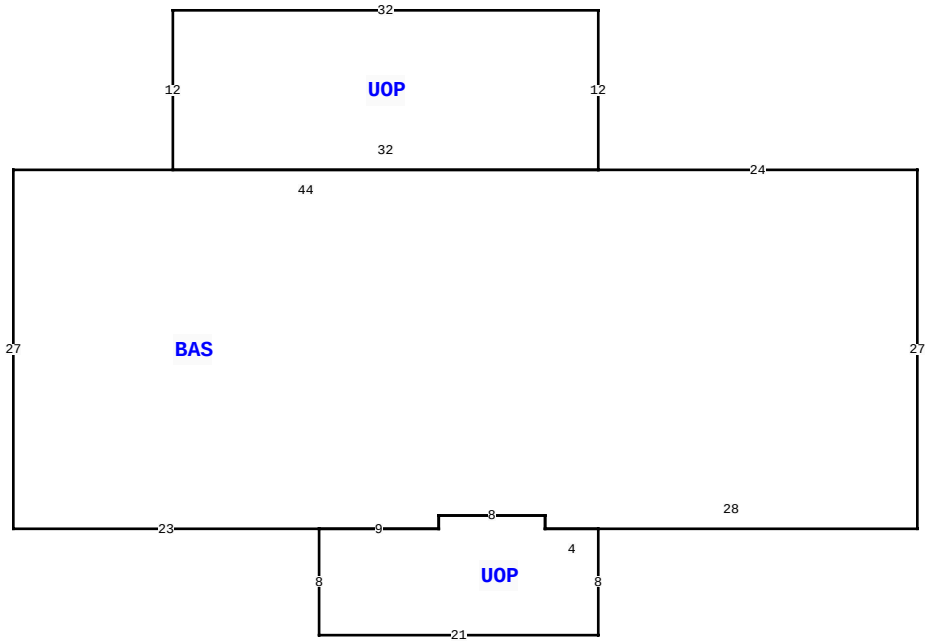
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100		1,828	177,699
UOP	176	25		44	4,277
UOP	384	25		96	9,332
TOTALS	2,388			1,968	191,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,968	130.9000	123.05	242,162	1997	2015	0	0	0	21.00	79.00

1 MANUF 1 50% - 2024 Heated Area: 1828 HX Base Yr 2024



1730 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,308
TOTAL MARKET OB/XF VALUE		13,680
TOTAL LAND VALUE - MARKET		36,400
TOTAL MARKET VALUE		241,388
SOH/AGL Deduction		42,595
ASSESSED VALUE		198,793
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		147,382
TOTAL JUST VALUE		241,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043078	Roof Replacement	5,000	11/01/2021
12092	M H	125	01/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2736	4/20/2023	WD	Q	I	01	230,000
GRANTOR: MAI REBECCA D						
GRANTEE: SUPRIS JOSEPH W						
1471/1817	7/20/2022	WD	U	I	11	100
GRANTOR: MAI LUCILLE E REVOCAB						
GRANTEE: MAI REBECCA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N12 W32 S12 E32$ W44 S27 E23 UOP= S8 E21 N8 W4 N1 W8 S1 W9$ E9 N1 E8 S1 E28 N27$.

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	50	12	20	240.00	UT	7.00	7.00	100	2006	2006	3	100	1,680	
2	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	50	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 13,680

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	50		00	0.00	0.00	1.00	LT		1.00	1.00	1.40	26,000.00	36,400.00	36,400							

REVIEW DATE 09/27/2023 BY TP Total Acres: 2.11 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 05/29/2026 BY SYS