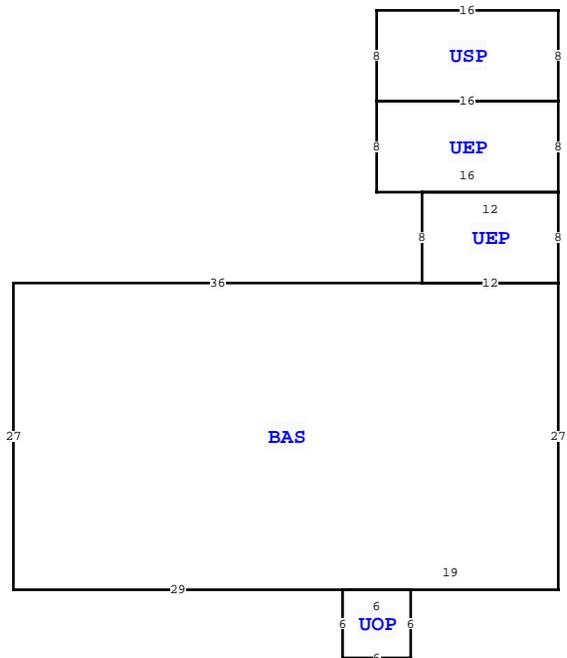


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	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		
0800	02	1,507	115.9000	69.54	104,797	1993	1993	0	0	60.00	40.00		
1 MOBILE HME 0% - 2022 Heated Area: 1296 HX Base Yr													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	8416.0100 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
UEP	96	70		67	1,864
UEP	128	70		90	2,504
UOP	36	25		9	250
USP	128	35		45	1,252
TOTALS	1,684			1,507	41,919

EXTRA FEATURES																	
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	0070	CARPORT UF	0	0	20	21	420.00	UT	3.00	3.00	50	1994	1994	3	50	630	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1994	1994	3	50	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	

2241 SW BIRLEY AVE, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/14/2026
														INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,919
TOTAL MARKET OB/XF VALUE			8,330
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			72,749
SOH/AGL Deduction			9,177
ASSESSED VALUE			63,572
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			63,572
TOTAL JUST VALUE			72,749
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1067/2049	12/09/2005	WD	Q	I		67,000
GRANTOR: SANDS						
GRANTEE: DUNNE						
0799/0708	10/28/1994	CD	U	V	13	10,000
GRANTOR: BULLARD-DEAS						
GRANTEE: JOHN N & THERA M SA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W36 S27 E29 UOP= S6 E6 N6 W6\$ E19 N27 UEP= N8 UEP= N8 USP= N8 W16 S8 E16\$ W16 S8 E16\$ W12 S8 E12\$ W12\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0200	C	MBL HM	0		RSF/ME	22.00	180.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							