E1/2 OF NE1/4 OF SW1/4 EX N 3.01
693-655 & EX 1.01 AC DESC ORB 74
AC FOR ADDN COUNTY RD R/W TAKEN

FLEMING ALPHONSO ETAL
C/O JOYCE E TUCKER PR, 9844 IVORY DR
RUSKIN, FL 33573

2027

08-4S-16-02811-000

BUILDING CHARACTERISTICS

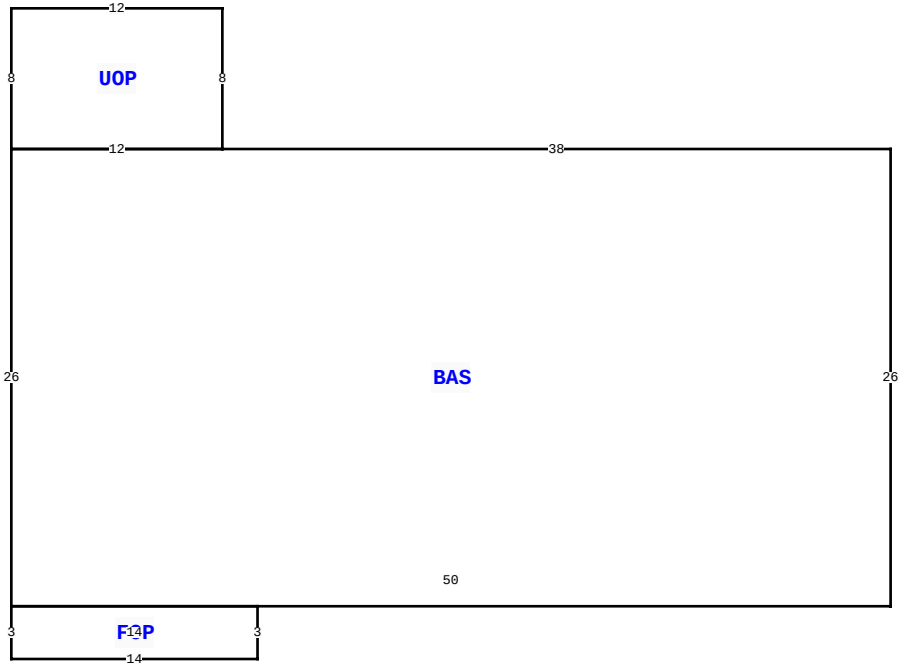
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	79,008
FOP	42	30		13	790
UOP	96	20		19	1,155
TOTALS	1,438			1,332	80,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	85.0000	93.50	124,542	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1300 HX Base Yr



2844 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,952
TOTAL MARKET OB/XF VALUE	1,152
TOTAL LAND VALUE - MARKET	116,175
TOTAL MARKET VALUE	103,107
SOH/AGL Deduction	0
ASSESSED VALUE	103,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,107
TOTAL JUST VALUE	198,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32185	MAINT/ALTR	30	08/05/2014
26762	MAINT/ALTR	0	02/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2321	1/23/2026	FS	U	I	11	100
GRANTOR: TUCKER JOYCE						
GRANTEE: TUCKER ALAN						
1336/0729	10/23/2016	QC	U	I	11	100
GRANTOR: LEWIS FLEMING						
GRANTEE: JOYCE TUCKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N8 W12 S8 E12$ W12 S26 FOP= S3 E14N3 W14$ E50 N26$.

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	1993	1993	3	100	122	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	30	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.49	AC		1.00	1.00	1.00	445.00	445.00	6,003							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.49	AC		1.00	1.00	1.00	7,500.00	7,500.00	101,175							

REVIEW DATE 02/15/2024 BY JB Total Acres: 15.49 Total Land Value: 21,003 Market: 101,175 Agricultural: 6,003 Common: 15,000 PRINTED 11/17/2026 BY SYS