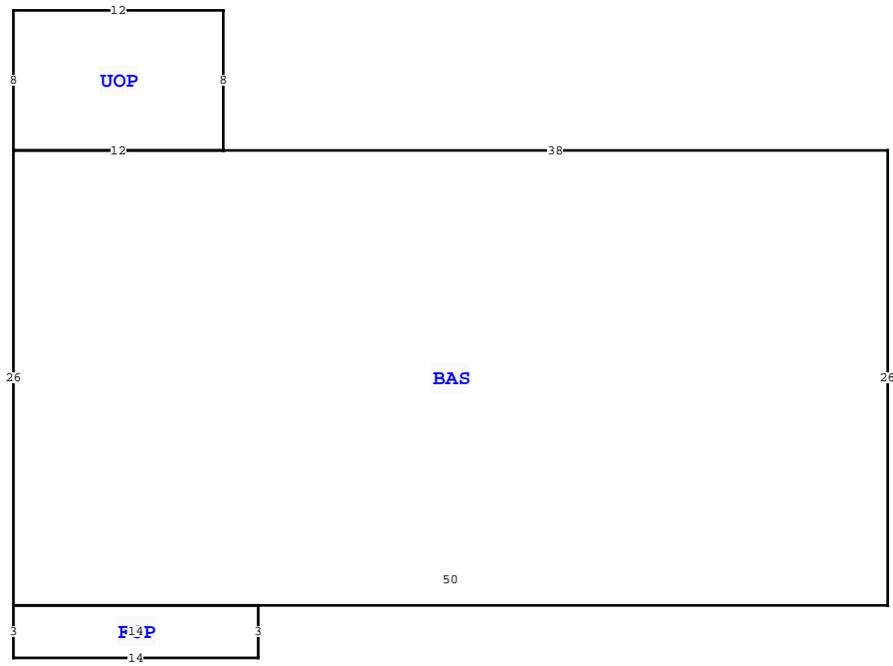


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floo	06 VINYL ASB 100				
Air Condition	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	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	81,881
FOP	42	30		13	819
UOP	96	20		19	1,197
TOTALS	1,438			1,332	83,896

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	96.90	129,071	1971	1971	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1300 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	83,896			
TOTAL MARKET OB/XF VALUE	1,152			
TOTAL LAND VALUE - MARKET	116,175			
TOTAL MARKET VALUE	106,051			
SOH/AGL Deduction	0			
ASSESSED VALUE	106,051			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	106,051			
TOTAL JUST VALUE	201,223			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	192,006			

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	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

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	122	
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	30	
3	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

TOTAL OB/XF														1,152	
2844 SW BIRLEY AVE, LAKE CITY															
														05/04/2026	MLU

BUILDING NOTES													

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

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	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							