N1/2 OF SE1/4 EX S1/2 OF SW1/4 O
EX 0.45 AC DESC ORB 775-883 & EX
DESC ORB 982-1515 & EX 10.16 AC

HINES FRANK RAY
2849 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

08-4S-16-02812-000

BUILDING CHARACTERISTICS

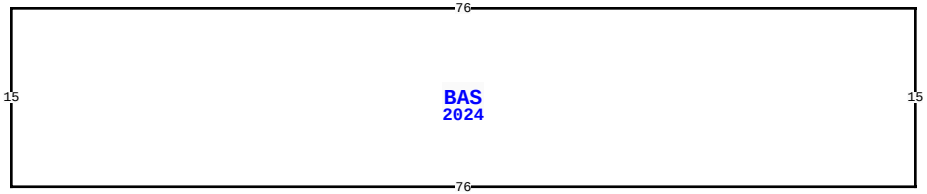
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	8416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	124,800
TOTALS	1,140			1,140	124,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	114.0000	112.86	128,660	2023	2023	0	0	0	3.00	97.00

2 MANUF 3 100% - 2024 Heated Area: 1140 HX Base Yr



2849 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		124,800
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		319,450
TOTAL MARKET VALUE		159,172
SOH/AGL Deduction		0
ASSESSED VALUE		159,172
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,761
TOTAL JUST VALUE		455,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046829	Mobile Home		03/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=23,14] E76 S15 W76 N15 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
4	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,700

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	62.89	AC		1.00	1.00	1.00	281.00	281.00	17,672							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	62.89	AC		1.00	1.00	1.00	5,000.00	5,000.00	314,450							

REVIEW DATE 02/15/2024 BY JB Total Acres: 63.89 Total Land Value: 22,672 Market: 314,450 Agricultural: 17,672 Common: 5,000 PRINTED 11/17/2026 BY SYS