

COMM SW COR OF NW1/4 OF SE1/4, R
TO E R/W BIRLEY RD, S 52.72 FT F
FT, N 218.13 FT, E 427.49 FT, S

BRYANT ELIZABETH K
2987 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UOP	48	25	
USP	160	35	
UST	72	45	
TOTALS	1,576		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2018	73.65	102,815	1985	1985	0	0	60.00	40.00

Heated Area: 1296 HX Base Yr 2018

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,126
TOTAL MARKET OB/XF VALUE			9,241
TOTAL LAND VALUE - MARKET			12,120
TOTAL MARKET VALUE			62,487
SOH/AGL Deduction			26,350
ASSESSED VALUE			36,137
TOTAL EXEMPTION VALUE	HX HB WX		30,000
BASE TAXABLE VALUE			6,137
TOTAL JUST VALUE			62,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,527
XFOB:1:1: CITATION M H			
SALE:1:1: ONE OF FOUR DEEDS-\$5500 @ - HEIR PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12671	M H	125	06/16/1997
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1531/95	11/19/2024	LE U	I 14
GRANTOR: BRYANT ELIZABETH K (E)			
GRANTEE: PANCAKE ROBERT W II			
1072/0286	1/19/2006	WD U	I
GRANTOR: ALIX C DUBLINSKI			
GRANTEE: JOHN M & ELIZABETH			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W27 UOP= N6 W8 S6 E8\$ W21 S27 E14 USP= S10 E16 N10 W16\$E34 N6 UST= E6 N12 W6 S12\$ N21\$.			

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
1	0296	SHED METAL	0	100	9 18	UT	2.00	2.00	100	0	0
2	0070	CARPORT UF	0	100	24 22	UT	1.00	1.00	60	0	0
3	9945	Well/Sept	0	100	0 0	UT	7,000.00	7,000.00	100		
4	0130	CLFENCE 5	0	100	24 22	UT	0.00	0.00	100	1993	1993
5	0190	FPLC PF	0	100	0 0	UT	1,200.00	1,200.00	100	1993	1993

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
2987 SW BIRLEY AVE, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
TOTAL OB/XF 9,241											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.02	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.75	8,000.00	6,000.00	12,120							