

COMM NE COR OF SE 1/4 OF SEC, W
 POB, S 417 FT, W 1045.81 FT, N 3
 17.09 FT, E 1045.90 FT TO POB EX

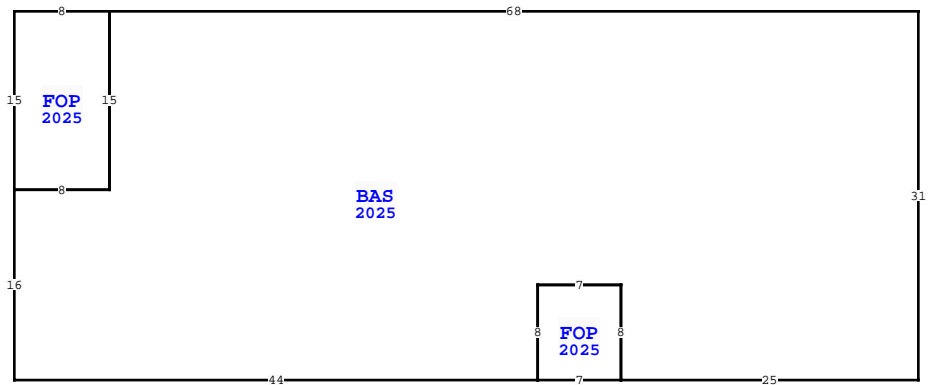
SKINNER PHYLLIS ANN
 2729 SW BIRLEY AVE
 LAKE CITY, FL 32024

2026

08-4S-16-02812-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,180	100	2025
FOP	56	35	2025
FOP	120	35	2025
TOTALS	2,356		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2025							
				Heated Area:	2180			HX Base Yr	2025		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			237,513	
TOTAL MARKET OB/XF VALUE			15,750	
TOTAL LAND VALUE - MARKET			41,600	
TOTAL MARKET VALUE			294,863	
SOH/AGL Deduction			7,907	
ASSESSED VALUE			286,956	
TOTAL EXEMPTION VALUE	HX HB SX		101,411	
BASE TAXABLE VALUE			185,545	
TOTAL JUST VALUE			294,863	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			317,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050416	Mobile Home		07/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2711	1/17/2023	WD	Q	V	04	125,000

GRANTOR: HINES FRANK RAY
 GRANTEE: SKINNER PHYLLIS ANN

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
2729 SW BIRLEY AVE, LAKE CITY								04/10/2025		MLU			

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	0030	BARN,MT	0	100	20	20	1.00	UT 8,750.00	8,750.00	100	2024	2023	100	8,750	
2	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	7,000.00	100	2025	2024	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=0,-11] W68 S15 W8 S16 E44 N8 E7 S8 E25 N31 \$	
FOP=[YR=2025;ORIG=-76,-11] E8 S15 W8 N15 \$	
FOP=[YR=2025;ORIG=-32,12] E7 S8 W7 N8 \$	

LAND DESCRIPTION		TOTAL OB/XF												15,750										
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	100					4.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,600							