

COMM SW COR OF NW1/4 OF SE1/4, R
E R/W BIRLEY RD FOR POB, RUN N 5
E 218 FT, S 109.07 FT, W 218 FT,

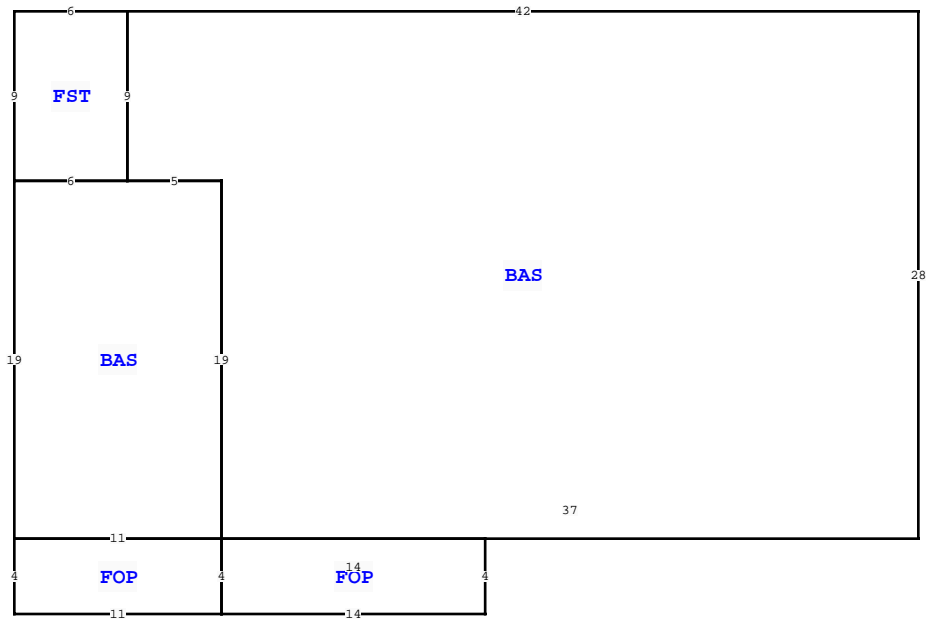
MINTON DAVID WAYNE
2971 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-009
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,350	103.4550	115.87	156,424	1978	1978	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1290 HX Base Yr													



Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
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	209	100		209	15,741
BAS	1,081	100		1,081	81,416
FOP	44	30		13	979
FOP	56	30		17	1,281
FST	54	55		30	2,259
TOTALS	1,444			1,350	101,676

2971 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			101,676	
TOTAL MARKET OB/XF VALUE			3,700	
TOTAL LAND VALUE - MARKET			11,340	
TOTAL MARKET VALUE			116,716	
SOH/AGL Deduction			0	
ASSESSED VALUE			116,716	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			116,716	
TOTAL JUST VALUE			116,716	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			133,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1984	1/20/2026	WD	Q	I	01	249,000
GRANTOR: B & L ENTERPRISES OF						
GRANTEE: MINTON DAVID WAYNE						
1542/335	6/09/2025	WD	U	I	37	110,000
GRANTOR: AVERY CRYSTAL ANN						
GRANTEE: B & L ENTERPRISES O						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W42 FST= W6 S9 E6 N9\$ S9 BAS= W6 S19 E11 N19 W5\$ E5S19 FOP= W11 S4 E11 N4\$ FOP= S4 E14 N4 W14\$ E37 N28\$.

LAND DESCRIPTION																	TOTAL OB/XF										3,700				
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	0.54	AC		1.00	1.00	1.50	14,000.00	21,000.00	11,340														