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

2027

08-4S-16-02812-009

BUILDING CHARACTERISTICS

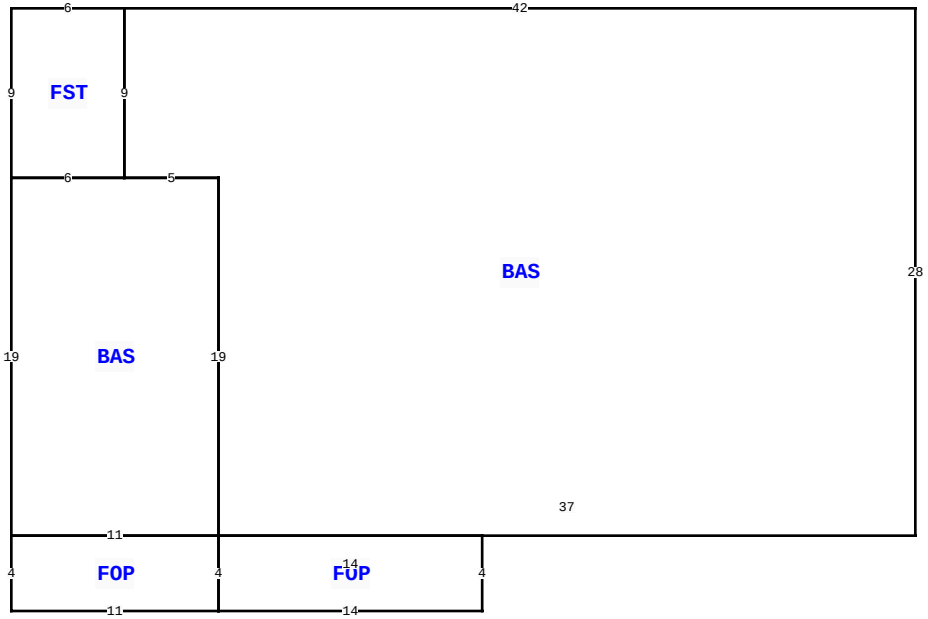
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	15,460
BAS	1,081	100		1,081	79,962
FOP	44	30		13	961
FOP	56	30		17	1,258
FST	54	55		30	2,219
TOTALS	1,444			1,350	99,860

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	113.80	153,630	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1290 HX Base Yr



2971 SW BIRLEY AVE, LAKE CITY

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

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	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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	99,860
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	11,340
TOTAL MARKET VALUE	114,900
SOH/AGL Deduction	0
ASSESSED VALUE	114,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,900
TOTAL JUST VALUE	114,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,716

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

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	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							

REVIEW DATE 04/23/2026 BY TP Total Acres: 0.54 Total Land Value: 11,340 Market: 0 Agricultural: 0 Common: 11,340 PRINTED 11/17/2026 BY SYS