

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,

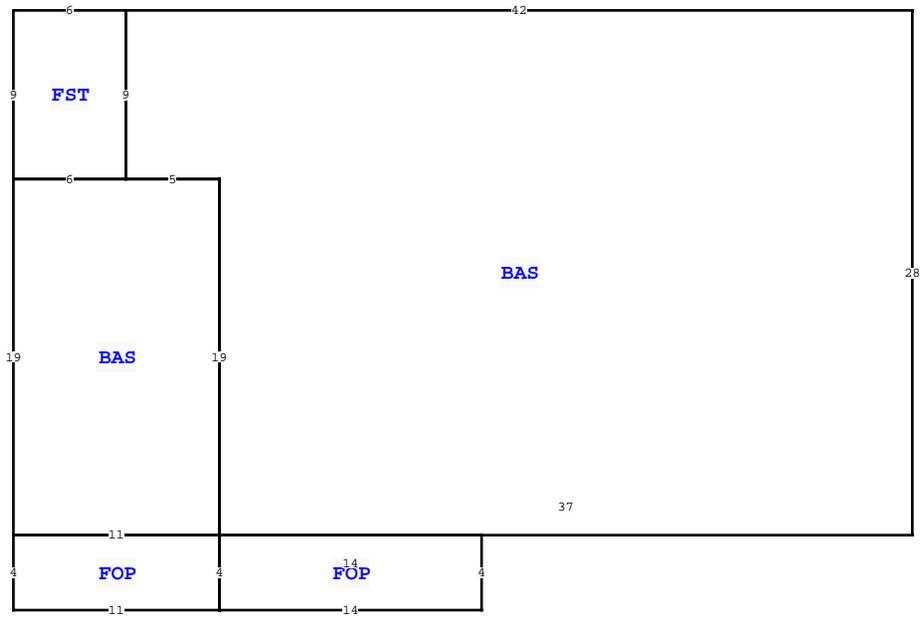
MINTON DAVID WAYNE
2971 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	209	100	
BAS	1,081	100	
FOP	44	30	
FOP	56	30	
FST	54	55	
TOTALS	1,444		

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	117.94	159,219	1978	1978	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1290 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		103,492	
TOTAL MARKET OB/XF VALUE		3,700	
TOTAL LAND VALUE - MARKET		11,340	
TOTAL MARKET VALUE		118,532	
SOH/AGL Deduction		0	
ASSESSED VALUE		118,532	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		118,532	
TOTAL JUST VALUE		118,532	
NCON VALUE		0	
INCOME VALUE			
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	Q	I	01	249,000
GRANTOR: B & L ENTERPRISES OF						
GRANTEE: MINTON DAVID WAYNE						
1542/335	6/09/2025	WD U	U	I	37	110,000
GRANTOR: AVERY CRYSTAL ANN						
GRANTEE: B & L ENTERPRISES O						

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

TOTAL OB/XF												
3,700												
2971 SW BIRLEY AVE, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	0.54	AC		1.00