LOT 2 GERALD RIGGLE DEVELOPEMENT
WD 1075-1477, WD 1121-1758, WD 1

LEE KORTNEY PILLARS
2441 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02814-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 30
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

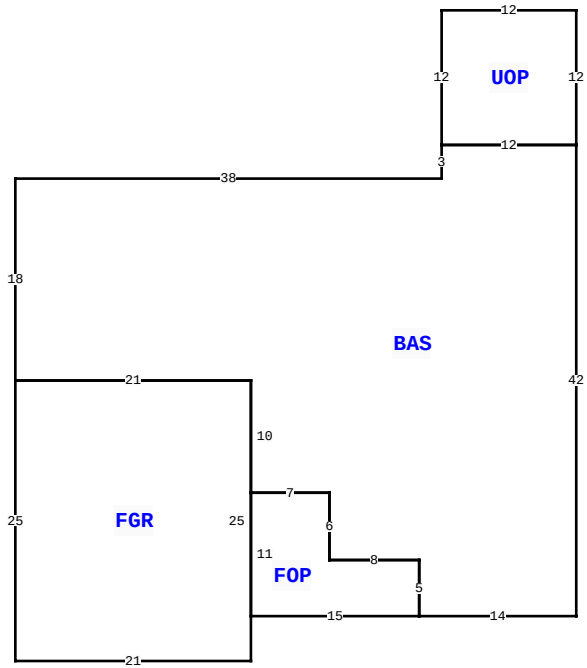
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	157,787
FGR	525	55		289	31,933
FOP	117	30		35	3,867
UOP	144	20		29	3,205
TOTALS	2,214			1,781	196,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	118.2000	134.75	239,990	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2021 Heated Area: 1428 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

2441 SW BIRLEY AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,792
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	239,192
SOH/AGL Deduction	0
ASSESSED VALUE	239,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,192
TOTAL JUST VALUE	239,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26185	SFR	480	08/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1426/2611	12/14/2020	WD	Q	I	01	175,000

GRANTOR: TANNER JAMES WAYNE
GRANTEE: LEE KORTNEY PILLARS

1272/0403	3/07/2014	QC	U	I	11	100

GRANTOR: FLOR LOUIS
GRANTEE: WAYNE TANNER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S18 FGR= S25 E21 N25 W21$ E21 S10 FOP= S11 E15 N5 W8 N6 W7$ E7 S6 E8 S5 E14 N42 UOP= N12 W12 S12 E12$ W12 S3$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,600	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/05/2019 BY KR Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS