LOT 3 GERALD RIGGLE DEVELOPEMENT
WD 1075-1477, WD 1120-728, WD 11

STEVENS WALLACE JUNIOR
2461 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

08-4S-16-02814-005

BUILDING CHARACTERISTICS

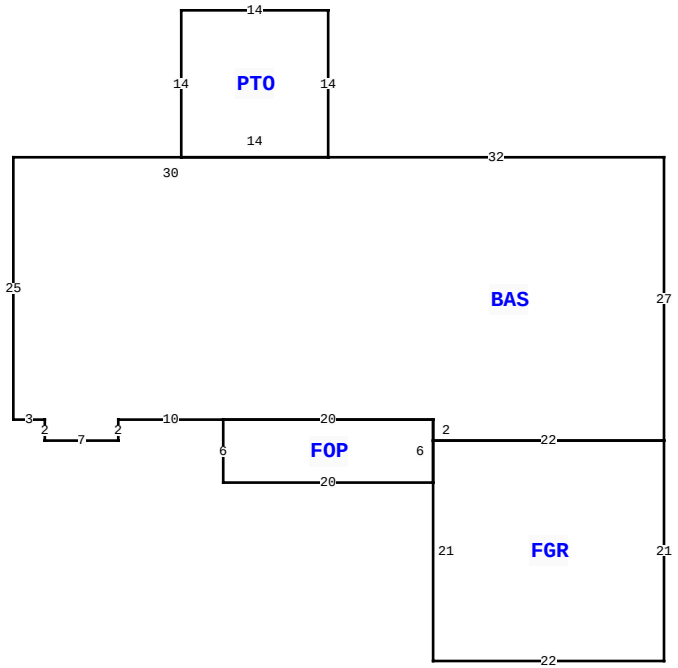
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,608	100		1,608	174,287
FGR	462	55		254	27,531
FOP	120	30		36	3,902
PTO	196	5		10	1,084
TOTALS	2,386			1,908	206,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,908	120.1662	132.18	252,199	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2021 Heated Area: 1608 HX Base Yr



2461 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1,562.00	UT	3.00	3.00	100	2007	2007	3	100	4,686	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,803
TOTAL MARKET OB/XF VALUE	10,786
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	252,589
SOH/AGL Deduction	0
ASSESSED VALUE	252,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,589
TOTAL JUST VALUE	252,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052811	Remodel	7,500	04/03/2025
25917	SFR	481	06/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1219	6/24/2023	QC	U	I	11	0
GRANTOR: STEVENS WALLACE JUNIO						
GRANTEE: STEVENS WALLACE JUN						
1409/1962	4/09/2020	WD	Q	I	01	189,900
GRANTOR: SHANE MATTHEW WILSON						
GRANTEE: WALLACE JUNIOR STEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 PTO= N14 W14 S14 E14$ W30 S25 E3 S2 E7 N2 E10 FOP= S6 E20 N6 W20$ E20 S2 FGR= S21 E22 N21 W22$ E22 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,786

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 03/23/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS