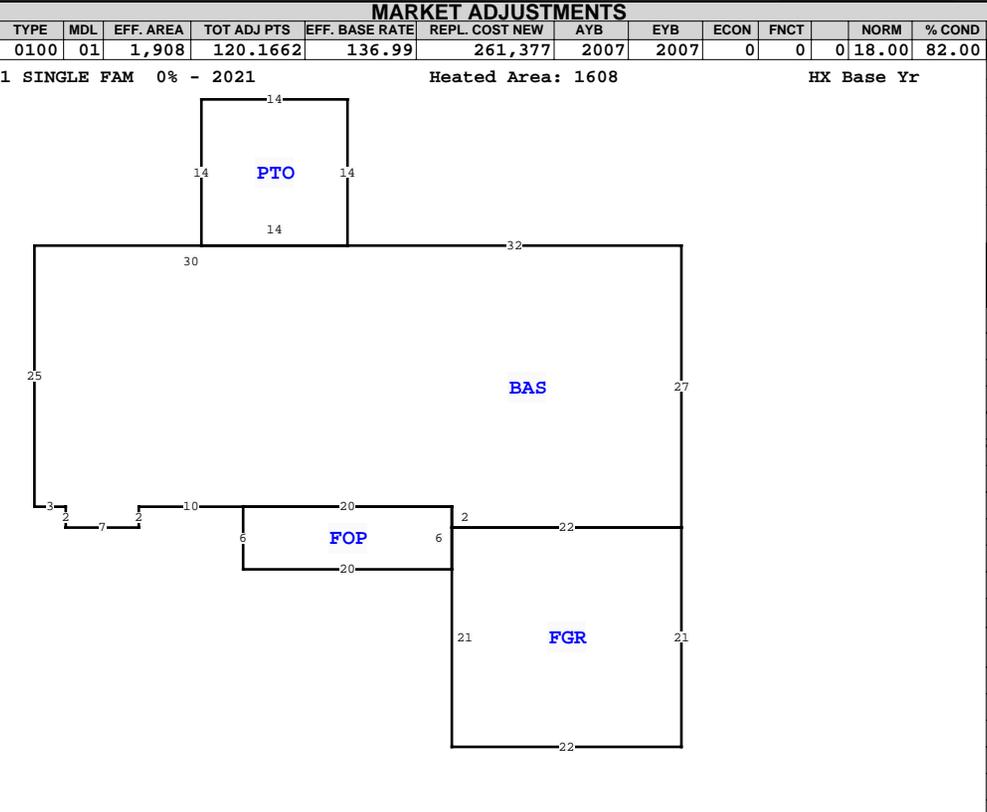


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	180,630
FGR	462	55		254	28,532
FOP	120	30		36	4,044
PTO	196	5		10	1,123
TOTALS	2,386			1,908	214,329

EXTRA FEATURES		2461 SW BIRLEY AVE, LAKE CITY															
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	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	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	214,329		
TOTAL MARKET OB/XF VALUE	10,786		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	260,115		
SOH/AGL Deduction	0		
ASSESSED VALUE	260,115		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	260,115		
TOTAL JUST VALUE	260,115		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	258,928		

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