

COMM NE COR OF NE1/4 OF NW1/4, R
TO W R/W BIRLEY RD FOR POB, S 97
294.78 FT, N 977.84 FT, E PROX 2

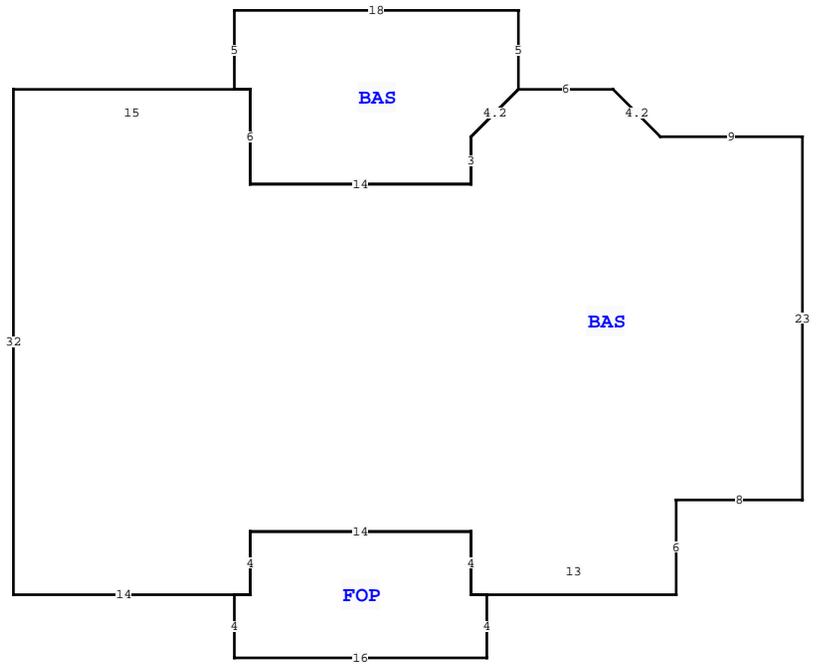
JOYNER CHARLENE L
2382 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02817-000
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
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
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	2004	138.26	219,972	2003	2003	0	0	22.00	78.00



QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
05	05	0100	01	8416.00 1.00/	BAS	179	100		179	19,304
					BAS	1,376	100		1,376	148,392
					FOP	120	30		36	3,882
TOTALS						1,675			1,591	171,578

2382 SW BIRLEY AVE, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/20/2026 MLU

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0280	POOL R/CON	0	100	15	450.00	UT	70.00	70.00	100	2003	2003	3	40	12,600	
3	0166	CONC,PAVMT	0	100	0	630.00	UT	2.00	2.00	30	2003	2003	3	30	378	
4	0166	CONC,PAVMT	0	100	0	163.00	UT	2.00	2.00	100	2003	2003	3	100	326	
5	0120	CLFENCE 4	0	100	0	130.00	UT	6.00	6.00	100	2006	2006	3	100	780	
6	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION		TOTAL OB/XF																						
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	100		A-1	0.00	0.00	2.20	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,200							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,578
TOTAL MARKET OB/XF VALUE		15,384
TOTAL LAND VALUE - MARKET		35,200
TOTAL MARKET VALUE		222,162
SOH/AGL Deduction		85,313
ASSESSED VALUE		136,849
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		80,438
TOTAL JUST VALUE		222,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052662	Roof Replacement	12,600	03/21/2025
21001	SFR	235	08/21/2003
20841	POOL	105	07/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1098/2468	8/08/2006	QC	Q	I	01	100

GRANTOR: JAMES RODNEY JOYNER
GRANTEE: MELISSA C JOYNER (A)
0733/0009 10/08/1990 WD U V 35 15,000
GRANTOR: JERRY BARWICK
GRANTEE: JAMES JOYNER

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W9 L3 U3 W6 BAS= N5 W18 S5 E1 S6 E14 N3 R3 U3 \$ D3 L3 S3 W14 N6 W15 S32 E14 FOP= S4 E16 N4 W1 N4 W14 S4 W1\$ E1 N4 E14 S4 E13 N6 E8 N23\$.