

COMM AT NE COR OF NW1/4, RUN W  
45.02 FT, S 239 FT FOR POB,  
CONT S 221.67 FT, W 294.78 FT,

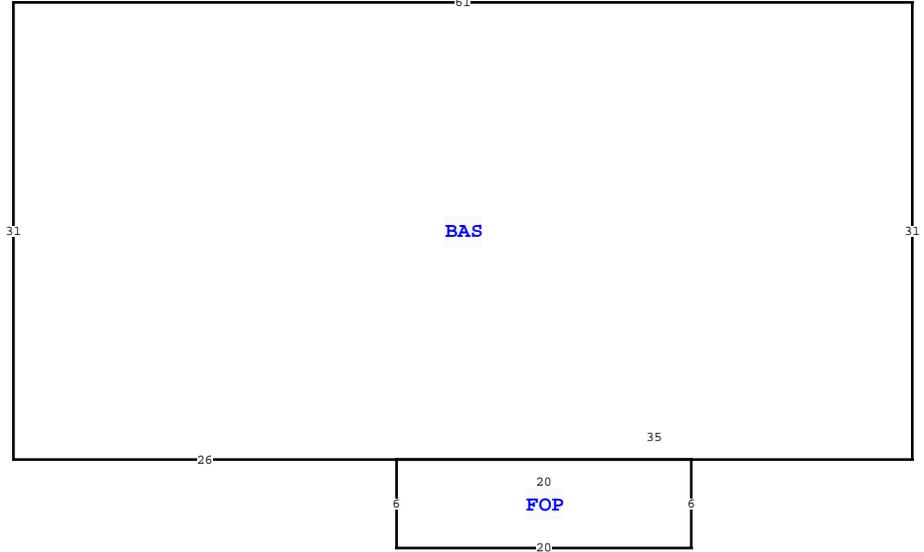
STEPHENS JASON C SR/STEPHENS RACHEL  
2270 SW BIRLEY AVE  
LAKE CITY, FL 32024

**2026**

08-4S-16-02817-002  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,891	100	
FOP	120	30	
TOTALS	2,011		1,927

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2007		Heated Area: 1891					HX Base Yr	2007



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			197,793
TOTAL MARKET OB/XF VALUE			9,757
TOTAL LAND VALUE - MARKET			24,640
TOTAL MARKET VALUE			232,190
SOH/AGL Deduction			78,778
ASSESSED VALUE			153,412
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			102,001
TOTAL JUST VALUE			232,190
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23833	SFR	544	11/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/2447	9/29/2005	WD	U	V		100

GRANTOR: JAMES R & CHARLENE L  
GRANTEE: JASON C SR & RACHEL

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2006
2	0031	BARN,MT AE	0	100	18	18	324.00	UT	9.00	75	2014
3	0031	BARN,MT AE	0	100	10	22	440.00	UT	9.00	75	2014
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2014
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2019
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	100	2025

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/20/2026	MLU				
2270 SW BIRLEY AVE, LAKE CITY											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W61 S31 E26 FOP= S6 E20 N6 W20\$ E35 N31\$.											

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	1.54	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,640							