

COMM NE COR OF NW1/4, RUN W 45.0  
S 460.67 FT FOR POB, CONT S 221.  
W 294.78 FT, N 221.69 FT, W 294.

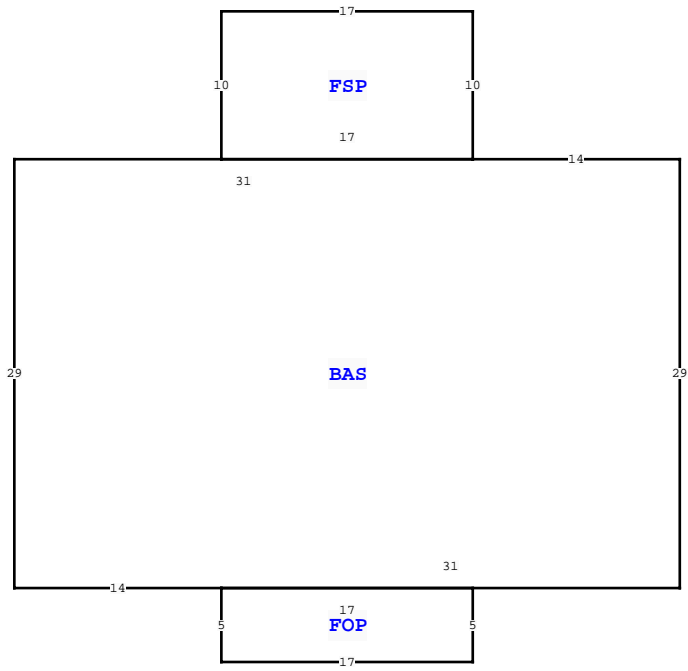
MORGAN SHARON M  
2292 BIRLEY SW AVE  
LAKE CITY, FL 32024

**2026**

08-4S-16-02817-006

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	90
Interior Floor	08	SHT VINYL	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
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	1,305	100	
FOP	85	30	
FSP	170	40	
TOTALS	1,560		
			1,399
			143,976

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%	- 2014									
				Heated Area: 1305								
					HX Base Yr 2014							



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			143,976	
TOTAL MARKET OB/XF VALUE			3,456	
TOTAL LAND VALUE - MARKET			24,000	
TOTAL MARKET VALUE			171,432	
SOH/AGL Deduction			57,579	
ASSESSED VALUE			113,853	
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411	
BASE TAXABLE VALUE			7,442	
TOTAL JUST VALUE			171,432	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			171,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20841	POOL	105	07/07/2003
20356	SFR	224	01/27/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0246	9/20/2013	WD	U	I	18	83,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: SHARON M MORGAN						
1254/1010	3/14/2013	WD	U	I	18	0
GRANTOR: BANK OF AMERICA N A						
GRANTEE: THE SECRETARY OF HO						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003
2	0166	CONC,PAVMT	0	100	0	228.00	UT	2.00	2.00	100	2003	2003
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014

TOTAL OB/XF													3,456	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									
			04/20/2026			MLU								

BUILDING NOTES												
BAS= W14 FSP= N10 W17 S10 E17\$ W31 S29 E14 FOP= S5 E17 N5 W17\$ E31 N29\$.												

BUILDING DIMENSIONS												
BAS= W14 FSP= N10 W17 S10 E17\$ W31 S29 E14 FOP= S5 E17 N5 W17\$ E31 N29\$.												

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	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000								