COMM NE COR OF NW1/4, RUN W 45.0
TO W R/W BIRLEY RD FOR POB, W 29
S 238.86 FT, E 294.78 FT, N 239

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

2026

08-4S-16-02817-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2224 SW BIRLEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	25,600
TOTAL MARKET VALUE	28,600
SOH/AGL Deduction	4,642
ASSESSED VALUE	23,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,958
TOTAL JUST VALUE	28,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,000

LAND:1:1: JOINS 05-4S-16-02778-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38616	M H	410	09/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1212/1244	3/31/2011	WD	U	V	37	9,800

GRANTOR: CHARLENE L JOYNER AKA

GRANTEE: JASON & RACHEL STEP

BUILDING NOTES

BUILDING DIMENSIONS

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,600							

REVIEW DATE 02/15/2024 BY JB — Total Acres: 1.60 — Total Land Value: 25,600 — Market: 0 — Agricultural: 0 — Common: 25,600 — PRINTED 06/23/2026 BY SYS