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**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 | |

### 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 05/08/2026 BY SYS