

COMM NW COR OF NW1/4 OF SE1/4, R
 FOR POB, E 1101.38 FT, S 348.75
 N 228.42 FT, W 209.85 FT, N 122.

HEATHERMAN TIMOTHY/HEATHERMAN JENNIFER
 3831 SW BIRLEY AVE
 LAKE CITY, FL 32024

2026

17-4S-16-03051-005


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|--|------------------|----------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|-------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|--|--------|-------------------|------------|--------|--|-----|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 76,200 TOTAL MARKET VALUE 76,200 SOH/AGL Deduction 0 ASSESSED VALUE 76,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 76,200 TOTAL JUST VALUE 76,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 68,580 | | | | | | | | | | | |
| DOR CODE | | 0000 VACANT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | MKT AREA | | 01 | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 17416.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | 3831 SW BIRLEY AVE, LAKE CITY | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BLD DATE | | | LGL DATE | | | 04/22/2026 | | | MLU | | | | | |
| | | | | | | | | | | | | | | | | | XF DATE | | | LAND DATE | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | INC DATE | | | AG DATE | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 7.62 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 76,200 | | | | | | | | | | | | | | |
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 05/05/2026 BY robin Total Acres: 7.62 Total Land Value: 76,200 Market: 0 Agricultural: 0 Common: 76,200 PRINTED 05/12/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000054517 | New Residential C | 200,000 | 11/18/2025 |
| 000054335 | Right-of-Way Acce | | 10/28/2025 |
| 000053330 | Electrical Servic | | 06/13/2025 |
| 000053169 | Right-of-Way Acce | | 05/20/2025 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1539/622 | 4/29/2025 | WD | Q | V | 01 | 125,000 |
| GRANTOR: COTHERN BRENT | | | | | | |
| GRANTEE: HEATHERMAN TIMOTHY | | | | | | |
| 1465/2621 | 4/22/2022 | WD | Q | V | 01 | 95,300 |
| GRANTOR: HARMON DEBORAH A MOOR | | | | | | |
| GRANTEE: COTHERN BRENT | | | | | | |

| BUILDING NOTES |
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| BUILDING DIMENSIONS |
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