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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

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

3831 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,580
TOTAL MARKET VALUE	68,580
SOH/AGL Deduction	0
ASSESSED VALUE	68,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,580
TOTAL JUST VALUE	68,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,580

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	7.62	AC		1.00	1.00	1.00	9,000.00	9,000.00	68,580							

REVIEW DATE 09/04/2025 BY TP Total Acres: 7.62 Total Land Value: 68,580 Market: 0 Agricultural: 0 Common: 68,580 PRINTED 01/12/2026 BY SYS