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

2027

17-4S-16-03051-005

BUILDING CHARACTERISTICS

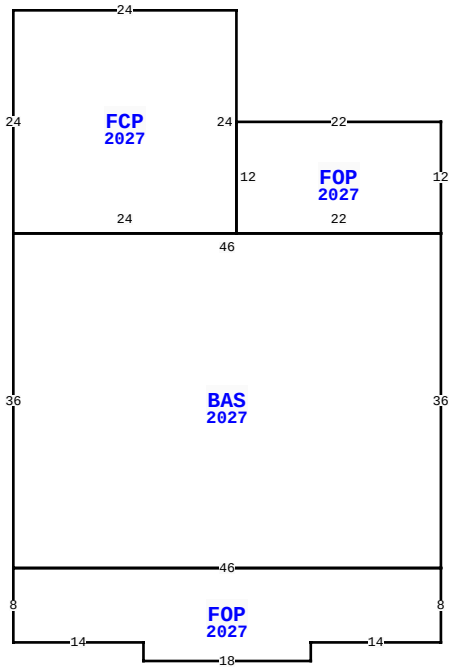
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	2027	1,656	197,892
FCP	576	25	2027	144	17,208
FOP	264	30	2027	79	9,441
FOP	404	30	2027	121	14,460
TOTALS	2,900			2,000	239,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,000	108.6400	119.50	239,000	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 1656 HX Base Yr



3831 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	239,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	91,440
TOTAL MARKET VALUE	330,440
SOH/AGL Deduction	0
ASSESSED VALUE	330,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,440
TOTAL JUST VALUE	330,440
NCON VALUE	239,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,440

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

BAS=[YR=2027;ORIG=77,4] E46 S36 W46 N36 $
FCP=[YR=2027;ORIG=77,-20] E24 S24 W24 N24 $
FOP=[YR=2027;ORIG=123,40] W46 S8 E14 S2 E18 N2 E14 N8 $
FOP=[YR=2027;ORIG=101,-8] E22 S12 W22 N12 $
.

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	0100	C	SFR	0		A-1	0.00	0.00	7.62	AC		1.00	1.00	1.00	12,000.00	12,000.00	91,440							

REVIEW DATE 05/05/2026 BY robin Total Acres: 7.62 Total Land Value: 91,440 Market: 0 Agricultural: 0 Common: 91,440 PRINTED 11/17/2026 BY SYS