

BEG NE COR OF NE1/4 OF NW1/4,  
 RUN S 230 FT, W 380 FT, N 230  
 FT, E 380 FT TO POB, EX ADD'L

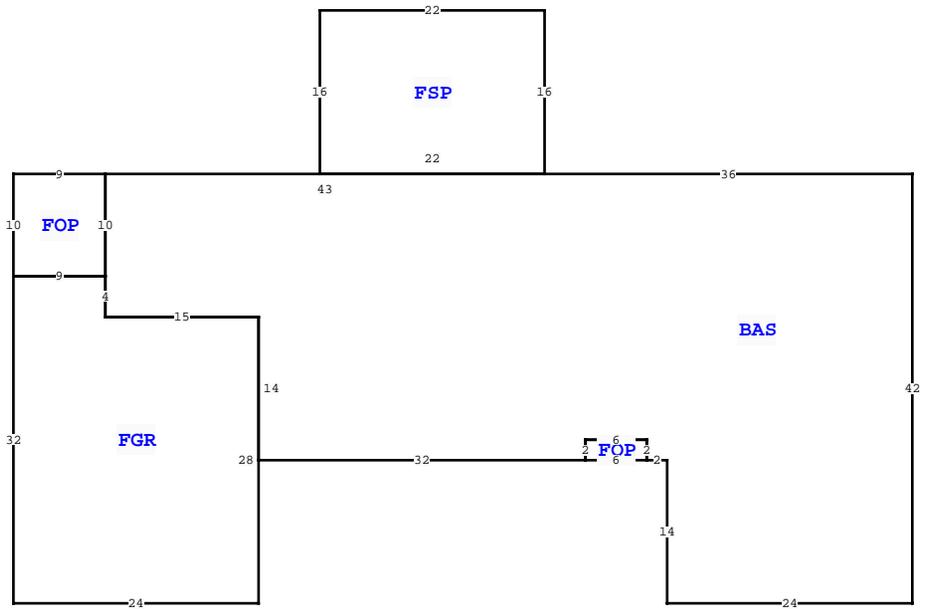
KUMAR STEVEN/KUMAR DANYEL  
 4272 SW BIRLEY AVE  
 LAKE CITY, FL 32024

**2026**

20-4S-16-03076-004  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 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	20416.00 1.00/
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	2,326 100
FGR	708 55
FOP	12 30
FOP	90 30
FSP	352 40
TOTALS	3,488 2,887 220,100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2023									
Heated Area: 2326						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		220,100	
TOTAL MARKET OB/XF VALUE		10,725	
TOTAL LAND VALUE - MARKET		27,200	
TOTAL MARKET VALUE		258,025	
SOH/AGL Deduction		18,697	
ASSESSED VALUE		239,328	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		187,917	
TOTAL JUST VALUE		258,025	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,460	
PRMT:1:1: POWER POLE FOR WORKSHOP			
SALE:1:1: 2 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046624	Roof Replacement	22,431	03/01/2023
25283	MAINT/ALTR	40	12/06/2006
15356	PUMP/UTPOL	30	04/08/1999
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1416/1966	7/29/2020	WD Q	I 01
GRANTOR: ROGER WILLIAM NEAL		SALE PRICE 190,000	
GRANTEE: STEVEN & DANYEL KUM			
1321/0979	8/25/2016	WD U	I 30
GRANTOR: RONALD D & DARLENE NE		100	
GRANTEE: ROGER WILLIAM NEAL			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W36 FSP= N16 W22 S16 E22\$ W43 FOP= W9 S10 E9 N10\$S10			
FGR= W9 S32 E24 N28 W15 N4\$ S4 E15 S14 E32 FOP= E6 N2W6 S2\$			
N2 E6 S2 E2 S14 E24 N42\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0
3	0031	BARN,MT AE	0 100	13	36	1.00	UT	0.00	0.00	100	1993
4	0030	BARN,MT	0 100	24	32	1.00	UT	0.00	0.00	100	1999
5	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.70	AC	1.00