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

2027

20-4S-16-03076-004

BUILDING CHARACTERISTICS

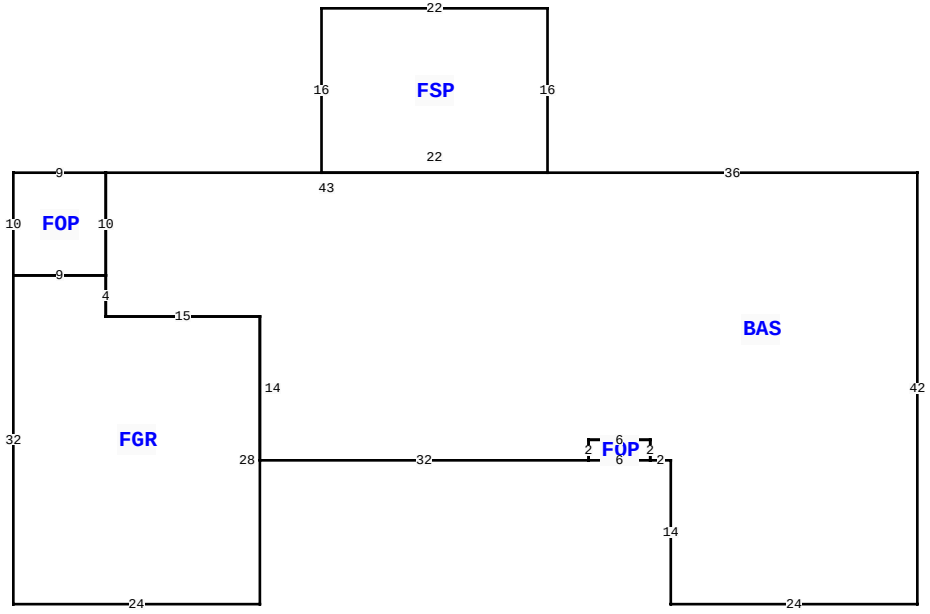
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		2,326	171,101
FGR	708	55		389	28,615
FOP	12	30		4	294
FOP	90	30		27	1,986
FSP	352	40		141	10,372
TOTALS	3,488			2,887	212,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,887	102.8850	113.17	326,722	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2326 HX Base Yr 2023



4272 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	275	
3	0031	BARN,MT AE	0	100	13	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0030	BARN,MT	0	100	24	32	1.00	UT	0.00	0.00	100	1999	1999	3	100	8,000	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		212,369
TOTAL MARKET OB/XF VALUE		10,725
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		250,294
SOH/AGL Deduction		3,786
ASSESSED VALUE		246,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,097
TOTAL JUST VALUE		250,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,160

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 / U	V / I	RSN CD	SALE PRICE
1416/1966	7/29/2020	WD	Q	I	01	190,000
GRANTOR: ROGER WILLIAM NEAL						
GRANTEE: STEVEN & DANYEL KUM						
1321/0979	8/25/2016	WD	U	I	30	100
GRANTOR: RONALD D & DARLENE NE						
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$.

LAND DESCRIPTION

TOTAL OB/XF 10,725

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	100		A-1	0.00	0.00	1.70	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,200							

REVIEW DATE 04/15/2024 BY KS Total Acres: 1.70 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 11/16/2026 BY SYS