

BEG 210 FT S OF NW COR OF THE NE
667.44 FT, SOUTH 441.14 FT, W 66
441.14 FT TO POB & EX 2.77 AC DE

MASTERS VERNON R/MASTERS CYNTHIA J
4295 SW BIRLEY AVE
LAKE CITY, FL 32025

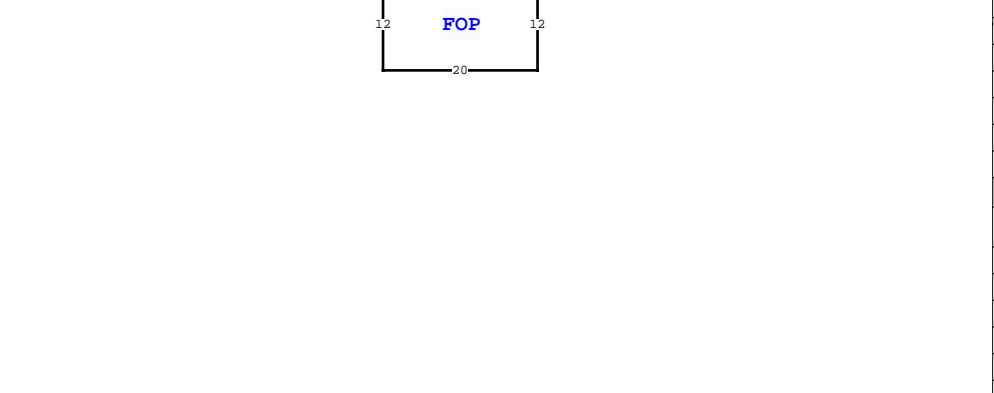
2026

20-4S-16-03076-007



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,694	103.8350	116.30	429,612	1982	1982	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	66,524
BAS	980	100		980	74,083
BAS	1,476	100		1,476	111,578
FOP	240	30		72	5,443
FOP	425	30		128	9,676
UOP	432	20		86	6,501
UST	160	45		72	5,443
TOTALS	4,593			3,694	279,248

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,248
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		331,748
SOH/AGL Deduction		152,507
ASSESSED VALUE		179,241
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,830
TOTAL JUST VALUE		331,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042673	Electrical Servic	0	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0119	11/02/2016	LE	U	I	14	100

GRANTOR: VERNON R & CYNTHIA J
GRANTEE: VICTORIA ROSEMARY M

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	
1	0190	FPLC PF	0	100	0	0		1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT	0.00	0.00	100	0	0	3	100	800
3	0040	BARN, POLE	0	100	0	0		1.00	UT	0.00	0.00	100	2006	2006	3	100	600
4	0040	BARN, POLE	0	100	0	0		1.00	UT	0.00	0.00	100	2006	2006	3	100	100
5	0040	BARN, POLE	0	100	0	0		1.00	UT	0.00	0.00	100	2014	2014	3	100	600
6	0296	SHED METAL	0	100	0	0		1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200

EXTRA FEATURES		4295 SW BIRLEY AVE, LAKE CITY
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE
		04/22/2026 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W26 S5 UOP= W36 S12 E36 N12\$ S12 W36 UST= N16 W10 S16 E10\$ BAS= W10 N16 W20S38 E30 N22\$ S22 E15 FOP= S12 E20 N12 W20\$ E32 BAS= E40N22 FOP= N17 W25 S17 E25\$ W40 S22\$ N22 E15 N17\$.

LAND DESCRIPTION		TOTAL OB/XF 4,500																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							