

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

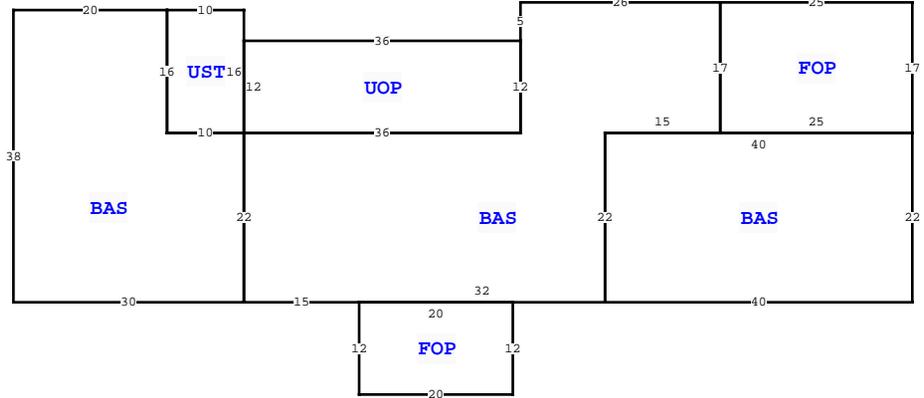
2026

20-4S-16-03076-007



BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS													
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	118.37	437,259	1982	1982	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 3336 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	67,708
BAS	980	100		980	75,402
BAS	1,476	100		1,476	113,564
FOP	240	30		72	5,540
FOP	425	30		128	9,848
UOP	432	20		86	6,617
UST	160	45		72	5,540
<b>TOTALS</b>	<b>4,593</b>			<b>3,694</b>	<b>284,218</b>

NEIGHBORHOOD/LOC		20416.00 1.00/	
4295 SW BIRLEY AVE, LAKE CITY			
BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES																	
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	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			284,218
TOTAL MARKET OB/XF VALUE			4,500
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			336,718
SOH/AGL Deduction			157,477
ASSESSED VALUE			179,241
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			127,830
TOTAL JUST VALUE			336,718
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	I	14	100	

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

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\$ .													

REVIEW DATE 04/22/2025 BY ks																											
Total Acres: 4.00												Total Land Value: 48,000				Market: 0				Agricultural: 0				Common: 48,000			