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

2027

20-4S-16-03076-007

BUILDING CHARACTERISTICS

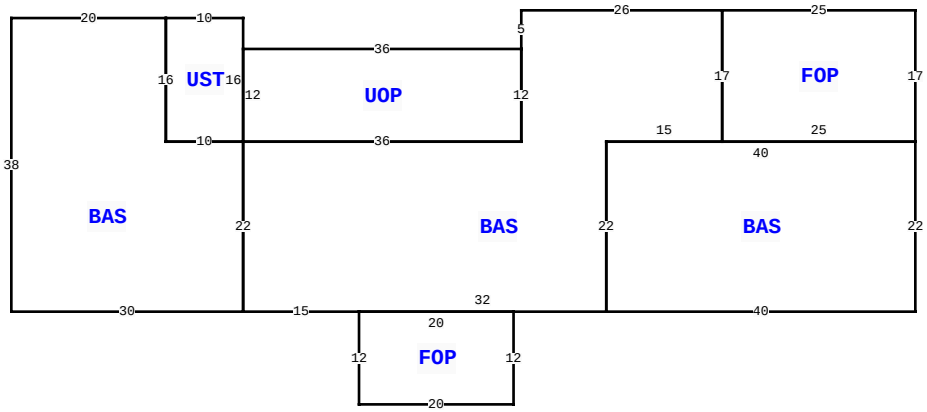
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	65,334
BAS	980	100		980	72,758
BAS	1,476	100		1,476	109,583
FOP	240	30		72	5,346
FOP	425	30		128	9,503
UOP	432	20		86	6,385
UST	160	45		72	5,346
TOTALS	4,593			3,694	274,254

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	114.22	421,929	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3336 HX Base Yr



4295 SW BIRLEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,254
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		326,754
SOH/AGL Deduction		142,136
ASSESSED VALUE		184,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,207
TOTAL JUST VALUE		326,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,748

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

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

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	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							

REVIEW DATE 04/22/2025 BY KS Total Acres: 4.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/16/2026 BY SYS