

COMM AT NW COR OF NW1/4 OF NE1/4
 394.08 FT TO POB, E 273.32 FT, S
 273.75 FT, N 441.01 TO THE POB.

ROBBINS VICTORIA M/ROBBINS JEREMY D
 4295 SW BIRLEY AVE
 LAKE CITY, FL 32025

2026

20-4S-16-03076-016



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 38,780 TOTAL MARKET VALUE 38,780 SOH/AGL Deduction 0 ASSESSED VALUE 38,780 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 38,780 TOTAL JUST VALUE 38,780 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 33,240											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000054408 New Residential C 100,000 11/06/2025 000053210 Right-of-Way Acce 05/21/2025											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1537/557 4/03/2025 QC U V 11 100 GRANTOR: MASTERS VERNON R GRANTEE: ROBBINS VICTORIA M											
TOTALS										4273 SW BIRLEY AVE, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2026 MLU											
EXTRA FEATURES																				BUILDING NOTES											
BUILDING DIMENSIONS																															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	0000	C	VAC RES	0		A-1	0.00	0.00	2.77	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,780														
REVIEW DATE 04/21/2026 BY MLU Total Acres: 2.77 Total Land Value: 38,780 Market: 0 Agricultural: 0 Common: 38,780 PRINTED 05/08/2026 BY SYS																															