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

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4273 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 06/23/2026 BY SYS