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

2027

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					

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

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	38,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054408	New Residential C	100,000	08/28/2026
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

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 11/16/2026 BY SYS