

COMM SW COR OF NE1/4, RUN EAST
1339.83 FT, N 566.13 FT, NW
1002.43 FT, W 331.13 FT TO E

DURRANCE WILLIAM DAVID JR/DURRANCE CLAIRE D
4601 SW BIRLEY AVE
LAKE CITY, FL 32024

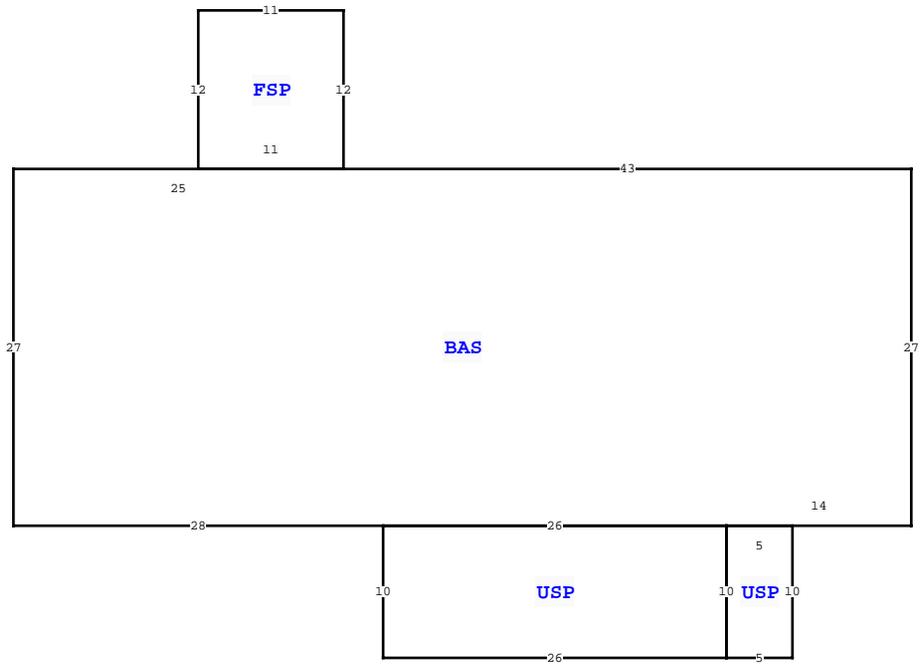
2026

20-4S-16-03077-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
FSP	132	40	
USP	50	35	
USP	260	35	
TOTALS	2,278		1,998

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1999								
Heated Area: 1836						HX Base Yr 1999					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		81,786	
TOTAL MARKET OB/XF VALUE		12,973	
TOTAL LAND VALUE - MARKET		160,500	
TOTAL MARKET VALUE		125,447	
SOH/AGL Deduction		28,650	
ASSESSED VALUE		96,797	
TOTAL EXEMPTION VALUE		HX HB 33,369	
BASE TAXABLE VALUE		63,428	
TOTAL JUST VALUE		255,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052986	Communications To	20,000	04/30/2025
000052777	Communications To	24,000	03/31/2025
000047136	Electrical Servic	20,000	05/04/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0001	8/31/2009	QC	U	I	11	100
GRANTOR: HELON & LAMAR MCCLUNG						
GRANTEE: CLAIRE DURRANCE						
1181/2798	8/25/2009	QC	U	I	11	100
GRANTOR: CLAIRE & WILLIAM DAVI						
GRANTEE: CLAIRE & WILLIAM DA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1997
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	1997
3	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	100	2006
4	0040	BARN, POLE	0	100	30	58		1.00	UT 0.00	100	0
5	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	0
6	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	2014
7	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	
8	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2014
9	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014
10	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2014

TOTAL OB/XF											
11,773											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	1.00
2	0100	C	SFR	0			0.00	0.00	1.00	AC	1.00
3	5500	A	TIMBER 2	0			0.00	0.00	18.40	AC	1.00
4	9910	M	MKT.VAL.AG	100		A-1	0.00	0.00	18.40	AC	1.00
5	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC	1.00

BUILDING NOTES											

BUILDING DIMENSIONS
BAS= W43 FSP= N12 W11 S12 E11\$ W25 S27 E28 USP= S10 E26 N10 W26\$ E26 USP= S10 E5 N10 W5\$ E14 N27\$.

LAND DESCRIPTION												TOTAL OB/XF												
11,773																								
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	0100	C	SFR	0			0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	5500	A	TIMBER 2	0			0.00	0.00	18.40	AC	1.00	1.00	1.00	1.00	445.00	445.00	8,188							
4	9910	M	MKT.VAL.AG	100		A-1	0.00	0.00	18.40	AC	1.00	1.00	1.00	1.00	7,500.00	7,500.00	138,000							
5	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	7,500.00	7,500.00	7,500							

