

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

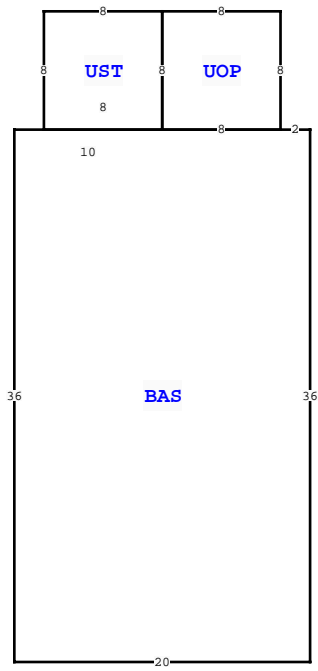
DURRANCE WILLIAM DAVID JR/DURRANCE CLAIRE D
4601 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

20-4S-16-03077-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	70
Interior Wall	02	WALL BD/WD	30
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
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	720	100	
UOP	64	20	
UST	64	45	
TOTALS	848		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	762	49.0356	54.92	41,849	1956	1956	0	0	10	35.00	55.00
2 SINGLE FAM 0% - 1999 Heated Area: 720 HX Base Yr 1999												



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			78,593
TOTAL MARKET OB/XF VALUE			12,973
TOTAL LAND VALUE - MARKET			160,500
TOTAL MARKET VALUE			122,254
SOH/AGL Deduction			25,868
ASSESSED VALUE			96,386
TOTAL EXEMPTION VALUE	HX HB		33,369
BASE TAXABLE VALUE			63,017
TOTAL JUST VALUE			252,066
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/26/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 UOP= N8 W8 S8 E8 \$ W8UST= N8 W8 S8 E8\$ W10 S36 E20N36\$.	

EXTRA FEATURES																
L N	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
11	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV