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

2027

20-4S-16-03077-008

BUILDING CHARACTERISTICS

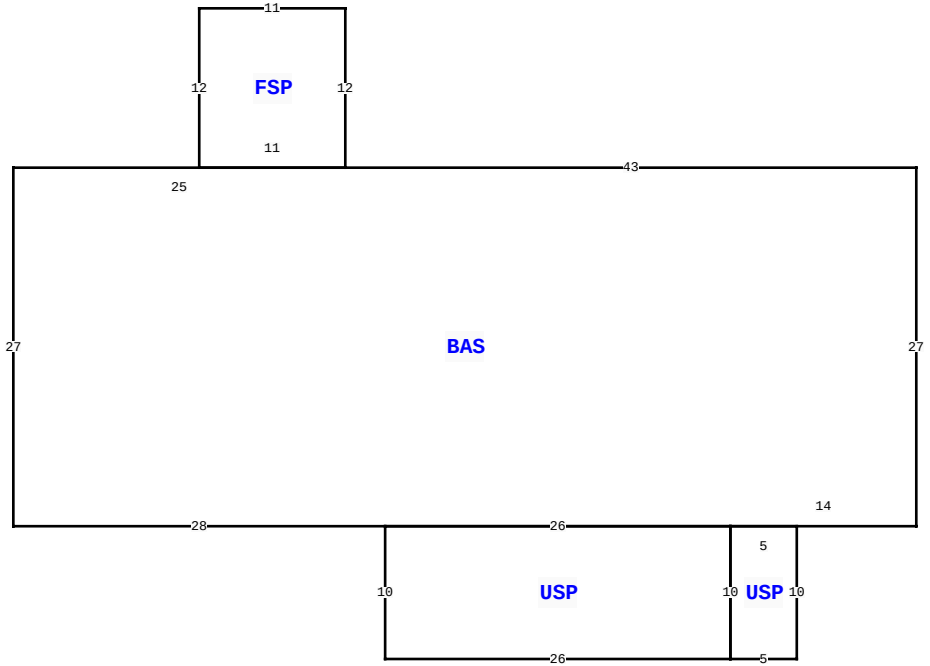
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	51,070
FSP	132	40		53	1,474
USP	50	35		18	501
USP	260	35		91	2,531
TOTALS	2,278			1,998	55,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,998	115.9000	69.54	138,941	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1836 HX Base Yr 1999



4601 SW BIRLEY AVE, LAKE CITY

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

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
4	0040	BARN,POLE	0	100	30	58	1.00	UT	0.00	0.00	100	0	0	3	100	1,273	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,182
TOTAL MARKET OB/XF VALUE		12,973
TOTAL LAND VALUE - MARKET		160,500
TOTAL MARKET VALUE		121,843
SOH/AGL Deduction		24,363
ASSESSED VALUE		97,480
TOTAL EXEMPTION VALUE	HX HB	34,874
BASE TAXABLE VALUE		62,606
TOTAL JUST VALUE		251,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056627	Co-Location or Ex	30,000	09/21/2026
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						

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

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		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	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	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	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	7,500.00	7,500.00	7,500							

REVIEW DATE 04/22/2025 BY KS Total Acres: 21.40 Total Land Value: 30,688 Market: 138,000 Agricultural: 8,188 Common: 22,500 PRINTED 11/16/2026 BY SYS

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
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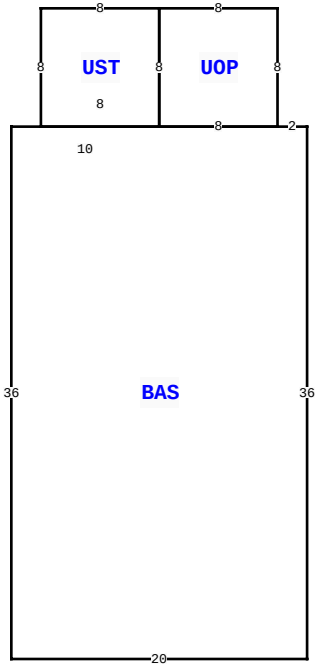
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	21,360
UOP	64	20		13	386
UST	64	45		29	860
TOTALS	848			762	22,606

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	53.94	41,102	1956	1956	0	0	10	35.00	55.00

2 SINGLE FAM 0% - 1999 Heated Area: 720 HX Base Yr 1999



4601 SW BIRLEY AVE, LAKE CITY

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

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
11	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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GRANTEE: CLAIRE DURRANCE						
1181/2798	8/25/2009	QC	U	I	11	100
GRANTOR: CLAIRE & WILLIAM DAVI						
GRANTEE: CLAIRE & WILLIAM DA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 1,200

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

REVIEW DATE 04/22/2025 BY KS Total Acres: 21.40 Total Land Value: 30,688 Market: 138,000 Agricultural: 8,188 Common: 22,500 PRINTED 11/16/2026 BY SYS