

COMM NE COR OF NE1/4 OF SW1/4,  
 RUN S 548 FT FOR POB, CONT S  
 570.51 FT, W 532.23 FT, N

BRYANT FONSA/BRYANT TAWANNA  
 4910 SW BIRLEY AVE  
 LAKE CITY, FL 32024

2026

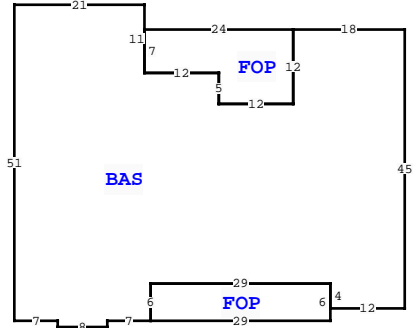
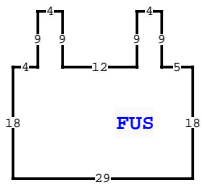
20-4S-16-03077-010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	7 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,341	125.0865	140.10	468,074	2020	2020	0	0	5.00	95.00	

1 SINGLE FAM 100% - 2022 Heated Area: 3221 HX Base Yr 2022



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
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	2,627	100		2,627	349,641
FOP	174	30		52	6,921
FOP	228	30		68	9,051
FUS	594	100		594	79,058
TOTALS	3,623			3,341	444,670

4910 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	06/15/2023 SPF

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
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
2	0280	POOL R/CON	0	100	32	544.00	UT	38.00	38.00	100	2022	2021		93	19,225	
3	0120	CLFENCE 4	0	100	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
4	0030	BARN, MT	0	100	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	

TOTAL OB/XF 28,825

LAND DESCRIPTION																								
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
1	0100	C	SFR	100		A-1	0.00	0.00	6.15	AC		1.00	1.00	0.75	10,000.00	7,500.00	46,125							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	444,670			
TOTAL MARKET OB/XF VALUE	28,825			
TOTAL LAND VALUE - MARKET	46,125			
TOTAL MARKET VALUE	519,620			
SOH/AGL Deduction	50,864			
ASSESSED VALUE	468,756			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	417,345			
TOTAL JUST VALUE	519,620			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	515,489			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41450	POOL		03/03/2021
39028	SFR	0	12/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0504	5/25/2016	WD Q	Q	I	01	42,800
GRANTOR: CARL & FELICIA FORD						
GRANTEE: FONSA & TAWANNA BRY						
1053/2527	7/06/2005	CT Q	Q	I	03	51,300
GRANTOR: NORMAN ADAMS						
GRANTEE: CARL & FELICIA FORD						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 FOP= W24 S7 E12 S5 E12 N12\$ S12 W12 N5 W12 N11 W21 S51 E7 S1 E8 N1 E7 FOP= E29 N6 W29 S6\$ N6 E29 S4 E12 N45\$ PTR= N30 FUS= N18 W5 N9 W4 S9 W12 N9 W4 S9 W4 S18 E29\$ S30\$.