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

**2027**

**20-4S-16-03077-010**

## BUILDING CHARACTERISTICS

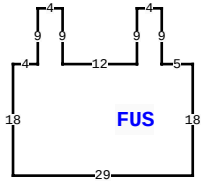
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 7 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 20416.00 | 1.00/ |

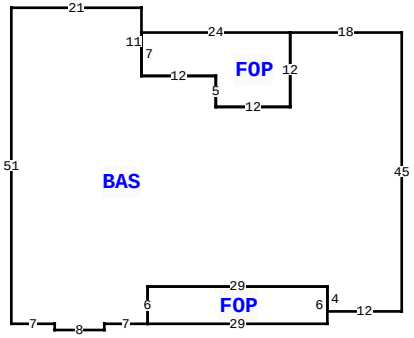
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,627 | 100 | | 2,627 | 343,401 |
| FOP | 174 | 30 | | 52 | 6,797 |
| FOP | 228 | 30 | | 68 | 8,889 |
| FUS | 594 | 100 | | 594 | 77,647 |
| TOTALS | 3,623 | | | 3,341 | 436,736 |

## 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 | 137.60 | 459,722 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

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




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 |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 436,736 |
| TOTAL MARKET OB/XF VALUE | 28,825 |
| TOTAL LAND VALUE - MARKET | 46,125 |
| TOTAL MARKET VALUE | 511,686 |
| SOH/AGL Deduction | 28,867 |
| ASSESSED VALUE | 482,819 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 431,408 |
| TOTAL JUST VALUE | 511,686 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 519,620 |

| 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 | I | 01 | 42,800 |
| GRANTOR: CARL & FELICIA FORD | | | | | | |
| GRANTEE: FONSA & TAWANNA BRY | | | | | | |
| 1053/2527 | 7/06/2005 | CT | 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$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 800 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 32 | 17 | 544.00 | UT | 38.00 | 38.00 | 100 | 2022 | 2021 | | 93 | 19,225 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2025 | 2024 | | 100 | 800 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 8,000.00 | 8,000.00 | 100 | 2025 | 2024 | | 100 | 8,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 28,825

| 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 | 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 | | | | | | | |

REVIEW DATE 04/15/2025 BY KS Total Acres: 6.15 Total Land Value: 46,125 Market: 0 Agricultural: 0 Common: 46,125 PRINTED 11/16/2026 BY SYS