

COMM AT SW COR OF LOT 1 BLK 1 SH
ACRES UNIT 1, RUN W ALONG N R/W
75 FT TO ITS INTERS WITH W R/W L

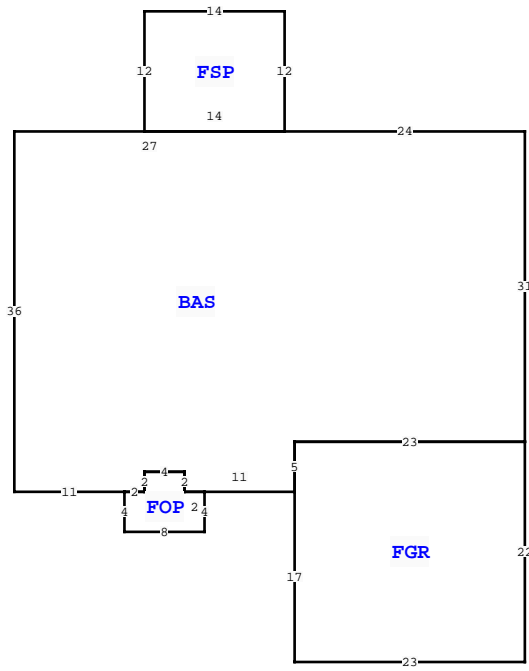
JAMES-STRAIN TERESA
5230 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

20-4S-16-03077-019
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	08 SHT VINYL 80				
Interior Floo	14 CARPET 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 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	1,713	100		1,713	197,003
FGR	506	55		278	31,971
FOP	40	30		12	1,380
FSP	168	40		67	7,705
TOTALS	2,427			2,070	238,059

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,070	122.2452	136.91	283,404	2009	2009	0	0	0	16.00	84.00		
1 SINGLE FAM 0% - 0 Heated Area: 1713 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			238,059
TOTAL MARKET OB/XF VALUE			10,196
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			268,255
SOH/AGL Deduction			0
ASSESSED VALUE			268,255
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			268,255
TOTAL JUST VALUE			268,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27520	SFR	723	12/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/307	3/16/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JAMES)						
GRANTEE: JAMES-STRAIN TERESA						
1335/2366	4/17/2017	QC	U	I	11	100
GRANTOR: MAMIE LEE JAMES & TER						
GRANTEE: MAMIE LEE JAMES						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BAS= W24 FSP= N12 W14 S12 E14\$ W27 S36 E11 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E11 FGR= S17 E23 N22 W23 S5\$ N5 E23 N31\$.	

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	0	0	1,865.00	UT	2.25	2.25	100	2009	2009	3	100	4,196	
2	0030	BARN,MT	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	

LAND DESCRIPTION														TOTAL OB/XF 10,196										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							