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

**2027**

**20-4S-16-03077-019**

## BUILDING CHARACTERISTICS

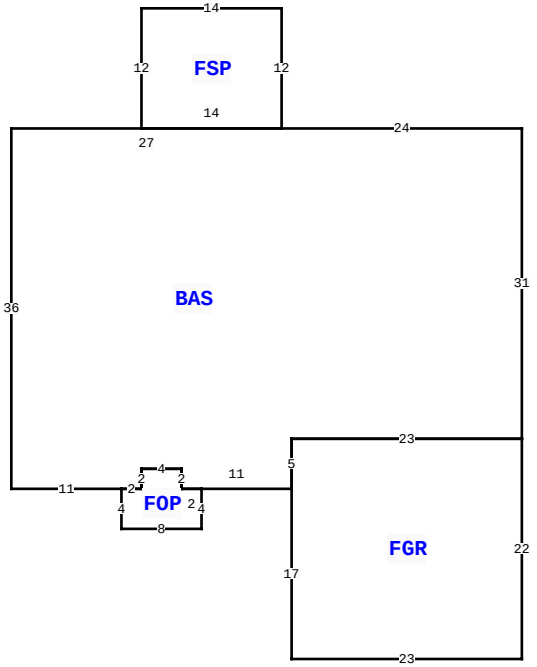
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 | 193,491 |
| FGR | 506 | 55 | | 278 | 31,402 |
| FOP | 40 | 30 | | 12 | 1,356 |
| FSP | 168 | 40 | | 67 | 7,568 |
| TOTALS | 2,427 | | | 2,070 | 233,817 |

## 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 | 134.47 | 278,353 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1713 HX Base Yr




5230 SW BIRLEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 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 | 0166 | CONC,PAVMT | 0 | 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 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 100 | 6,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 233,817 |
| TOTAL MARKET OB/XF VALUE | 10,196 |
| TOTAL LAND VALUE - MARKET | 20,000 |
| TOTAL MARKET VALUE | 264,013 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 264,013 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 264,013 |
| TOTAL JUST VALUE | 264,013 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 268,255 |

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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$.

## LAND DESCRIPTION

TOTAL OB/XF 10,196

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 04/15/2025 BY JB Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS