

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

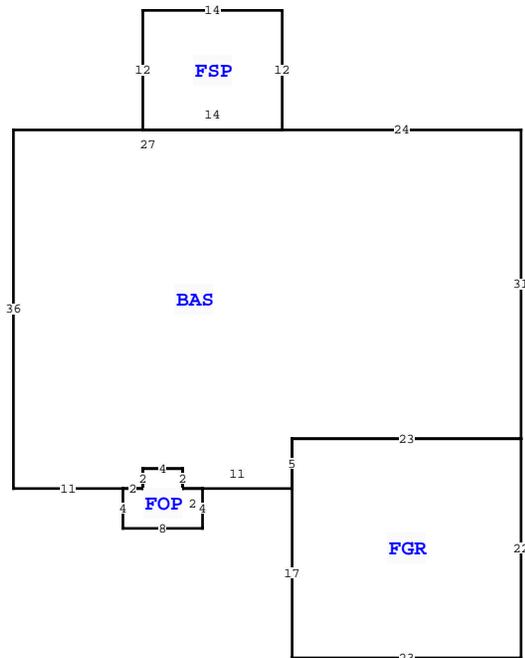
JAMES-STRAIN TERESA
5230 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

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

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 Floor	08	SHT VINYL 80
Interior Floor	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

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	139.36	288,475	2009	2009	0	0	16.00	84.00		
1 SINGLE FAM 0% - 0 Heated Area: 1713 HX Base Yr													



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	200,528
FGR	506	55		278	32,543
FOP	40	30		12	1,404
FSP	168	40		67	7,843
TOTALS	2,427			2,070	242,319

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,319
TOTAL MARKET OB/XF VALUE			10,196
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			272,515
SOH/AGL Deduction			0
ASSESSED VALUE			272,515
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			272,515
TOTAL JUST VALUE			272,515
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						

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	

5230 SW BIRLEY AVE, LAKE CITY										BLD DATE		LGL DATE	04/16/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

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