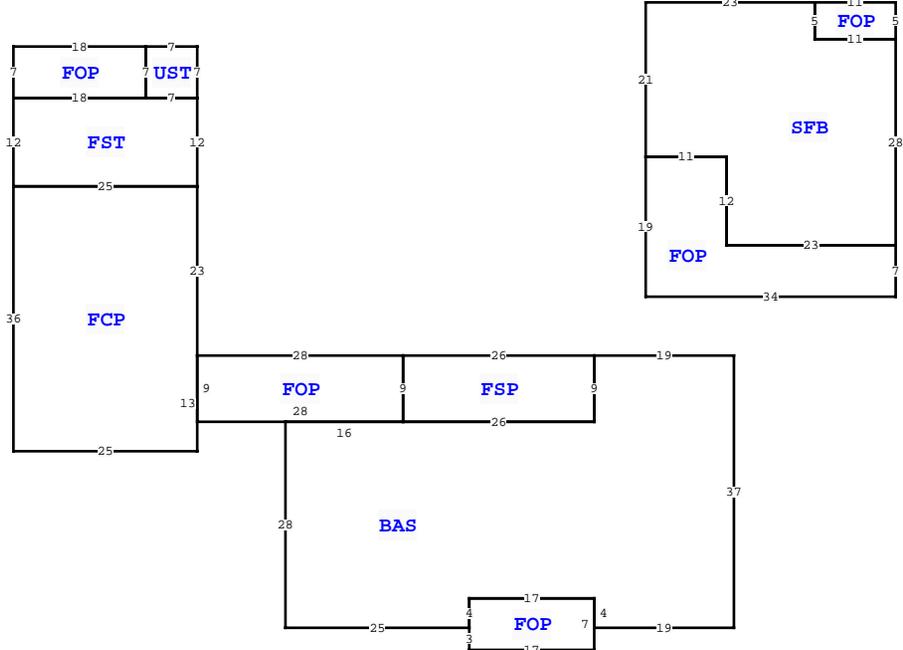




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,811	100	
FCP	900	25	
FOP	55	30	
FOP	119	30	
FOP	126	30	
FOP	252	30	
FOP	370	30	
FSP	234	40	
FST	300	55	
SFB	935	80	
TOTALS	5,151		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2019		446,692	2018	2018	0	0	7.00	93.00	
				Heated Area: 2746			HX Base Yr	2019				



** This building has 11 Sub-Areas

5110 SW BIRLEY AVE, LAKE CITY

BLD DATE	LGL DATE	04/22/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	415,424		
TOTAL MARKET OB/XF VALUE	38,826		
TOTAL LAND VALUE - MARKET	65,200		
TOTAL MARKET VALUE	519,450		
SOH/AGL Deduction	161,834		
ASSESSED VALUE	357,616		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	306,205		
TOTAL JUST VALUE	519,450		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	511,385		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044417	Electrical Servic	0	05/12/2022
40881	GENERATOR	0	11/13/2020
36081	POOL	300	12/12/2017
35664	SFR	848	08/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0681	1/13/2017	WD Q	Q	V	01	80,000
GRANTOR: LEON & ROSALIE V MCLE						
GRANTEE: CHARLES D & VICKI L						
1256/1076	6/05/2013	WD Q	Q	V	01	62,000
GRANTOR: KALLART ENTERPRISES I						
GRANTEE: LEON & ROSALIE V MC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W19 S9 W26 W16 S28 E25 N4 E17 S4 E19 N37 \$	
SFB=[ORIG=-12,-48] S21 E11 S12 E23 N28 W11 N5 W23 \$	
FCP=[ORIG=-73,0] N23 W25 S36 E25 N13 \$	
FST=[ORIG=-73,-23] N12 W7 W18 S12 E25 \$	
FOP=[ORIG=-45,9] N9 W28 S9 E28 \$	
FSP=[ORIG=-19,0] W26 S9 E26 N9 \$	
FOP=[ORIG=-80,-35] N7 W18 S7 E18 \$	
FOP=[ORIG=-36,37] S3 E17 N7 W17 S4 \$	
UST=[ORIG=-73,-35] N7 W7 S7 E7 \$	
FOP=[ORIG=-12,-27] S19 E34 N7 W23 N12 W11 \$	
FOP=[ORIG=11,-48] S5 E11 N5 W11 \$	

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	0280	POOL R/CON	0	100	15	33		495.00	UT	70.00	2018	2018	3	86	29,799
2	0190	FPLC PF	0	100	0	0		1.00	UT	1,200.00	2018	2018	3	100	1,200
3	0060	CARPORT F	0	100	18	21		378.00	UT	3.50	2018	2018	3	100	1,323
4	0120	CLFENCE 4	0	100	0	0		160.00	UT	5.50	2018	2018	3	100	880
5	0166	CONC, PAVMT	0	100	0	0		712.00	UT	2.00	2018	2018	3	100	1,424
6	0104	GENERATOR	0	100	0	0		1.00	UT	6,000.00	2021	2020		70	4,200

LAND DESCRIPTION		TOTAL OB/XF													38,826									
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			0.00	0.00	6.52	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,200							