COMM NW COR OF SE1/4 OF SW1/4, S
POB, E 417.22 FT, S 337.15 FT, W
337.87 FT TO POB.

DELOACH FREDERICK/DELOACH KERRIE
5068 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

20-4S-16-03077-027

BUILDING CHARACTERISTICS

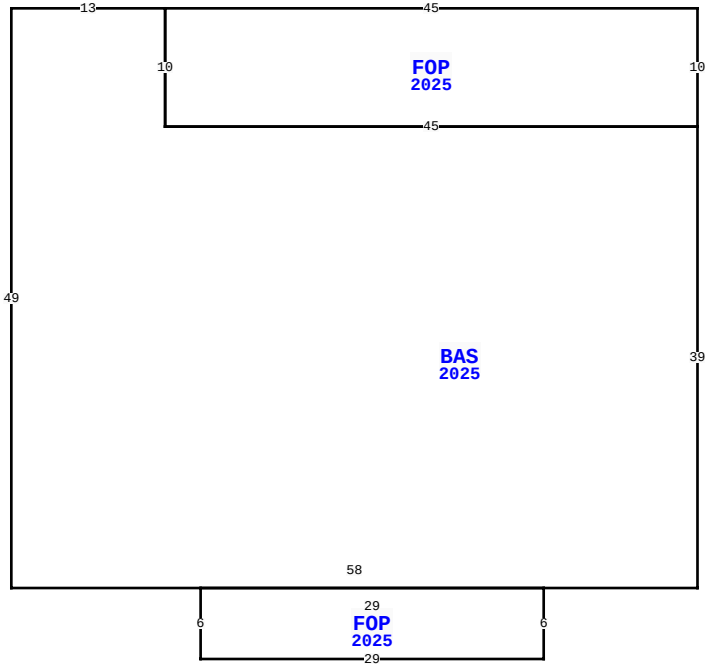
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,392	100	2025	2,392	287,579
FOP	174	30	2025	52	6,252
FOP	450	30	2025	135	16,230
TOTALS	3,016			2,579	310,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,579	110.4000	121.44	313,194	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2392 HX Base Yr 2025



5068 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0040	BARN,POLE	0	100	24	48	1,152.00	UT	10.00	10.00	100	2023	2022		100	11,520	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	310,062
TOTAL MARKET OB/XF VALUE	11,520
TOTAL LAND VALUE - MARKET	38,760
TOTAL MARKET VALUE	360,342
SOH/AGL Deduction	20,970
ASSESSED VALUE	339,372
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	287,961
TOTAL JUST VALUE	360,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049577	New Residential C	300,000	04/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/756	3/07/2024	WD	U	I	11	100
GRANTOR: ODEN CHARLES D						
GRANTEE: DELOACH FREDERICK						
1503/727	11/21/2023	WD	U	I	11	100
GRANTOR: ODEN CHARLES D						
GRANTEE: DELOACH FREDERICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-11,19] W45 N10 W13 S49 E58 N39 $
FOP=[YR=2025;ORIG=-56,9] E45 S10 W45 N10 $
FOP=[YR=2025;ORIG=-53,58] E29 S6 W29 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,520

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			0.00	0.00	3.23	AC		1.00	1.00	1.00	12,000.00	12,000.00	38,760							

REVIEW DATE 03/02/2026 BY robin Total Acres: 3.23 Total Land Value: 38,760 Market: 0 Agricultural: 0 Common: 38,760 PRINTED 11/17/2026 BY SYS