

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

2026

20-4S-16-03077-027



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,392	100	2025
FOP	174	30	2025
FOP	450	30	2025
TOTALS	3,016		

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%	- 2025		324,593	2024	2024	0	0	1.00	99.00												
				Heated Area: 2392			HX Base Yr 2025																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/21/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/21/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			321,347
TOTAL MARKET OB/XF VALUE			11,520
TOTAL LAND VALUE - MARKET			38,760
TOTAL MARKET VALUE			371,627
SOH/AGL Deduction			42,140
ASSESSED VALUE			329,487
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			278,076
TOTAL JUST VALUE			371,627
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,483

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						

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	0040	BARN, POLE	0	100	24	48		10.00	100	2023	2022		100	11,520	

BUILDING NOTES											
<p>BAS=[YR=2025;ORIG=-11,19] W45 N10 W13 S49 E58 N39 \$</p> <p>FOP=[YR=2025;ORIG=-56,9] E45 S10 W45 N10 \$</p> <p>FOP=[YR=2025;ORIG=-53,58] E29 S6 W29 N6 \$</p>											

BUILDING DIMENSIONS											
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LAND DESCRIPTION												TOTAL OB/XF												
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	3.23	AC		1.00	1.00	1.00	12,000.00	12,000.00	38,760							