LOT 8 BLOCK 1 SHADY OAKS ACRES U

399-248, 801-2610, DIV#97-218-DR

SCIPPIO VIRGEL E/SCIPPIO ADRAIN FARMER
5105 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

20-4S-16-03078-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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

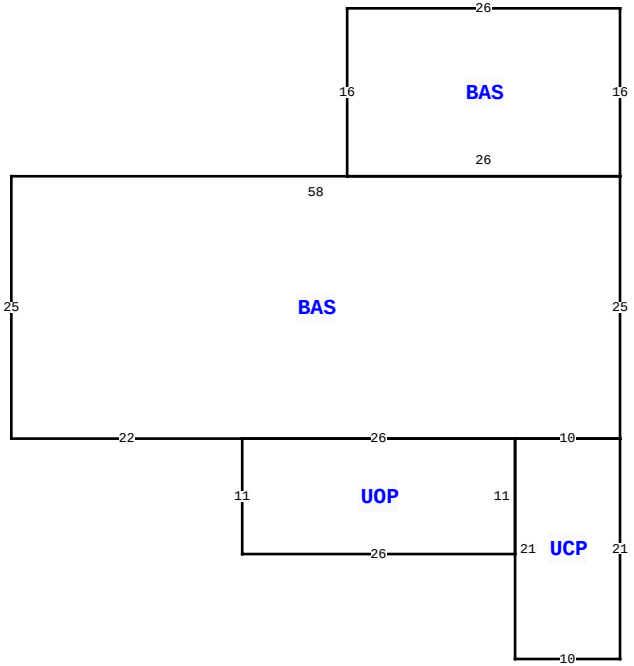
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100		416	32,170
BAS	1,450	100		1,450	112,130
UCP	210	20		42	3,248
UOP	286	20		57	4,408
TOTALS	2,362			1,965	151,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	108.1550	118.97	233,776	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1866 HX Base Yr 1996



5105 SW BIRLEY AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/08/2025 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	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	1993	1993	3	100	750	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	150	
3	0294	SHED WOOD/	0	100	20	20	400.00	UT	9.00	9.00	100	2006	2006	3	100	3,600	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,954
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		184,454
SOH/AGL Deduction		80,222
ASSESSED VALUE		104,232
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,821
TOTAL JUST VALUE		184,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/607	4/06/2022	QC	U	I	11	100
GRANTOR: SCIPPIO VIRGIL E AKA						
GRANTEE: SCIPPIO VIRGEL E						
0801/2610	2/17/1995	WD	Q	I		42,000
GRANTOR: BONITA HADWIN & BOYD						
GRANTEE: VIRGIL E & VONCILLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S25 E22 UOP= S11 E26 N11 W26$ E26 UCP= S21 E10 N21 W10$ E10 N25$ BAS= N16 W26 S16 E26$.

LAND DESCRIPTION

TOTAL OB/XF 6,500

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		RSF/MH	105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS