LOT 2 BLK 5 CLUB VIEW PARK S/D.
ORB 761-78, 795-327

STEPHENS MONTGOMERY D/STEPHENS LAURIE C
137 NW BIRDIE PL
LAKE CITY, FL 32055

2026

27-3S-16-02346-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

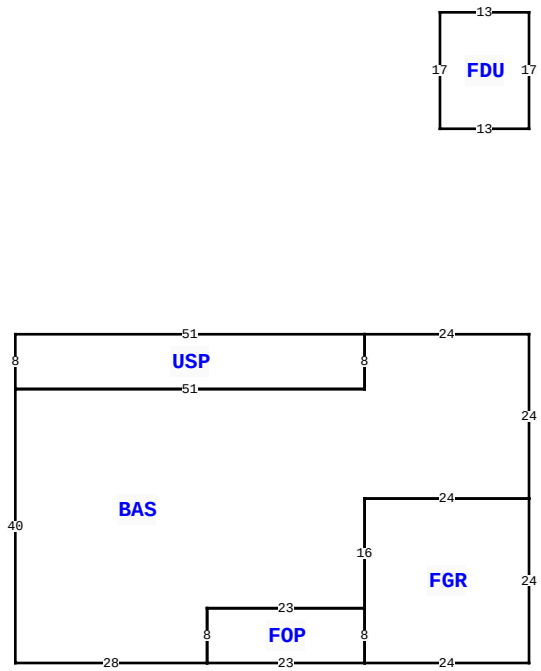
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100		2,432	229,754
FDU	221	60		133	12,565
FGR	576	55		317	29,947
FOP	184	30		55	5,196
USP	408	35		143	13,510
TOTALS	3,821			3,080	290,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,080	127.4900	145.34	447,647	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2432 HX Base Yr 1995



137 NW BIRDIE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		290,971
TOTAL MARKET OB/XF VALUE		5,636
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		326,607
SOH/AGL Deduction		148,900
ASSESSED VALUE		177,707
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,296
TOTAL JUST VALUE		326,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,501

SALE:2:1: LOT 2 BLK 5 CLUB VIEW PARK

SALE:1:1: LOT 2 BLOCK 5 CLUB VIEW PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0795/0327	8/08/1994	WD	Q	I		108,000
GRANTOR: RICHARD B & THERESA D						
GRANTEE: MONTGOMERY D & LAUR						
0761/0078	6/05/1992	WD	Q	I		106,500
GRANTOR: ROBINSON-RELOCATION						
GRANTEE: RICHARD ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 USP= W51 S8 E51 N8$S8 W51 S40 E28 FOP= E23 N8 W23 S8$ N8 E23 FGR= S8 E24 N24 W24 S16$ N16 E24 N24$ PTR=N30 FDU= N17 W13 S17 E13$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,350	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0252	LEAN-TO W/	0	100	6	12	72.00	UT	2.00	2.00	100	1993	1993	3	100	144	
4	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1993	1993	3	100	192	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0060	CARPORT F	0	100	0	0	1.00	UT	2,500.00	2,500.00	50	2014	2014	3	50	1,250	

LAND DESCRIPTION

TOTAL OB/XF 5,636

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.44 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/12/2026 BY SYS