COMM NW COR OF NE1/4, S 725 FT S
R/W OF SW BIRLEY AVE FOR POB, CO
E 310.38 FT, S 836.70 FT, NW 106

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056-1529

2027

32-3S-16-02420-001

BUILDING CHARACTERISTICS

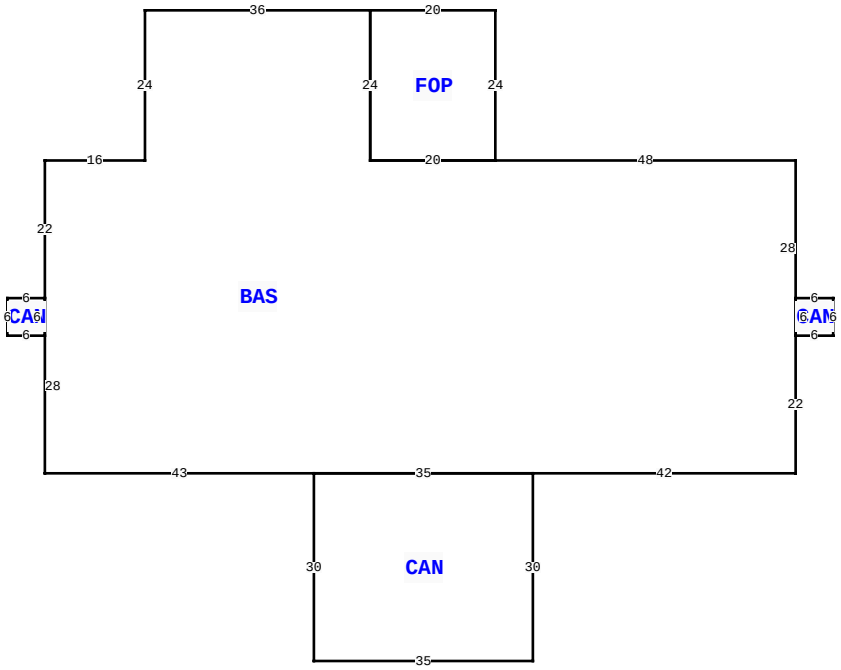
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		27 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,864	100		6,864	363,326
CAN	36	30		11	583
CAN	36	30		11	583
CAN	1,050	30		315	16,673
FOP	480	30		144	7,623
TOTALS	8,466			7,345	388,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	7,345	111.3840	60.15	441,802	2012	2012	0	0	0	12.00	88.00

2 REC FACIL 0% - 0 Heated Area: 6864 HX Base Yr



431 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		388,786
TOTAL MARKET OB/XF VALUE		65,860
TOTAL LAND VALUE - MARKET		145,425
TOTAL MARKET VALUE		600,071
SOH/AGL Deduction		0
ASSESSED VALUE		600,071
TOTAL EXEMPTION VALUE	03	600,071
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		600,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35720	CIVIC	0	08/22/2017
33981	CIVIC	0	04/20/2016
30163	CIVIC	80	05/11/2012
15195	M H	125	03/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/0010	8/24/2009	WD	U	V	18	227,100

GRANTOR: DOROTHY P GUYNN

GRANTEE: COLUMBIA COUNTY, FL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FOP= W20 N24 E20 S24$ W20 N24 W36 S24 W16 S22 CAN= W6 S6 E6 N6$ S28 E43 CAN= S30 E35 N30 W35$ E35 E42 N22 CAN= E6 N6 W6 S6$ N28$.

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	0260	PAVEMENT-A	0	0	0	0	24,000.00	UT	1.60	1.60	100	2012	2012	3	100	38,400	
2	0166	CONC,PAVMT	0	0	0	0	800.00	UT	2.25	2.25	100	2012	2012	3	100	1,800	
3	0262	PRCH,FOP	0	0	24	30	720.00	UT	10.00	10.00	100	2017	2017	3	100	7,200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0166	CONC,PAVMT	0	0	100	60	6,000.00	UT	2.25	2.25	100	2017	2017	3	100	13,500	
6	0296	SHED METAL	0	0	12	20	240.00	UT	9.00	9.00	100	2016	2016	3	100	2,160	
7	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 65,860

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	8600	C	COUNTY	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	8600	C	COUNTY	0		A-1	0.00	0.00	18.39	AC		1.00	1.00	1.00	7,500.00	7,500.00	137,925							

REVIEW DATE 06/27/2023 BY KS Total Acres: 19.39 Total Land Value: 145,425 Market: 0 Agricultural: 0 Common: 145,425 PRINTED 11/17/2026 BY SYS