

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

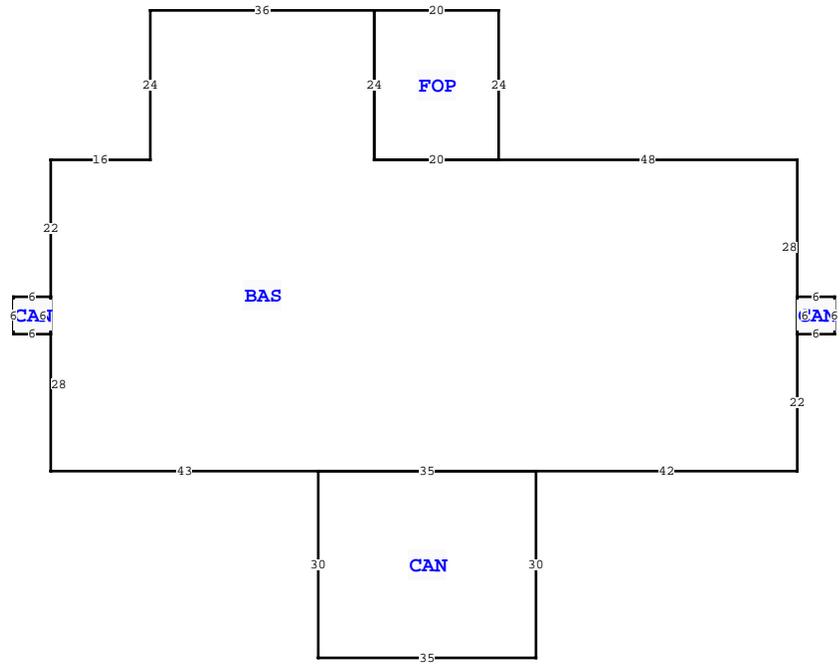
2026

32-3S-16-02420-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 70
Exterior Wall	21 STONE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	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

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	12.00	88.00		
2 REC FACIL 0% - 0 Heated Area: 6864 HX Base Yr													



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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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	599,212		

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

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	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	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

431 SW BIRLEY AVE, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	05/04/2026	
										INC DATE		AG DATE	MLU	
TOTAL OB/XF														65,860

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\$.													

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	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							