COMM AT SW COR OF NE1/4, N 05 DG
78 DG E 1114.70 FT FOR POB, N 05
E 1152.55 FT, S 7 DG W 394.25 FT

BOWLES BOBBY E/BOWLES CINDY S
525 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

32-3S-16-02420-007

BUILDING CHARACTERISTICS

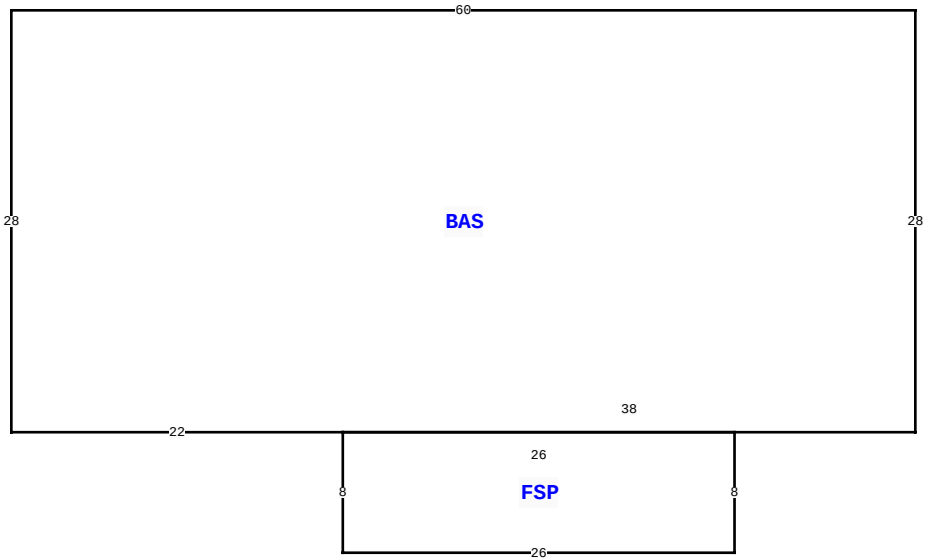
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	1,680	100		1,680	33,936
FSP	208	40		83	1,677
TOTALS	1,888			1,763	35,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,763	84.1590	50.50	89,032	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1680 HX Base Yr 2022



525 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
3	0030	BARN,MT	0	100	30	40	1,200.00	UT	14.00	14.00	100	2019	2019	3	100	16,800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,613
TOTAL MARKET OB/XF VALUE		30,200
TOTAL LAND VALUE - MARKET		94,490
TOTAL MARKET VALUE		160,303
SOH/AGL Deduction		51,232
ASSESSED VALUE		109,071
TOTAL EXEMPTION VALUE	HX HB VP	91,598
BASE TAXABLE VALUE		17,473
TOTAL JUST VALUE		160,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054879	Storage Building	9,776	01/23/2026
38069	STORAGE	0	05/03/2019
38069	STORAGE	182	05/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2290	10/01/2015	QC	U	V	11	100
GRANTOR: COPE CHRISTINE MANNIN						
GRANTEE: BOWLES BOBBY						
1275/1285	5/27/2014	WD	U	I	12	39,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BOBBY E & CINDY S B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E22 FSP= S8 E26 N8 W26$ E38 N28$.

LAND DESCRIPTION

TOTAL OB/XF 30,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	6.96	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,120							
2	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	250.00	250.00	250							
3	0000	C	VAC RES	100		A-1	0.00	0.00	2.96	AC		1.00	1.00	1.00	9,500.00	9,500.00	28,120							

REVIEW DATE 06/27/2023 BY KS Total Acres: 10.56 Total Land Value: 94,490 Market: 0 Agricultural: 0 Common: 94,490 PRINTED 11/17/2026 BY SYS