BEG AT NW COR OF SE1/4 OF NW 1/4
FT, SOUTH 494.92 FT, W 443.13 FT
495.21 FT TO POB.

FUTCH WILLIAM BRYAN
566 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

32-3S-16-02424-002

BUILDING CHARACTERISTICS

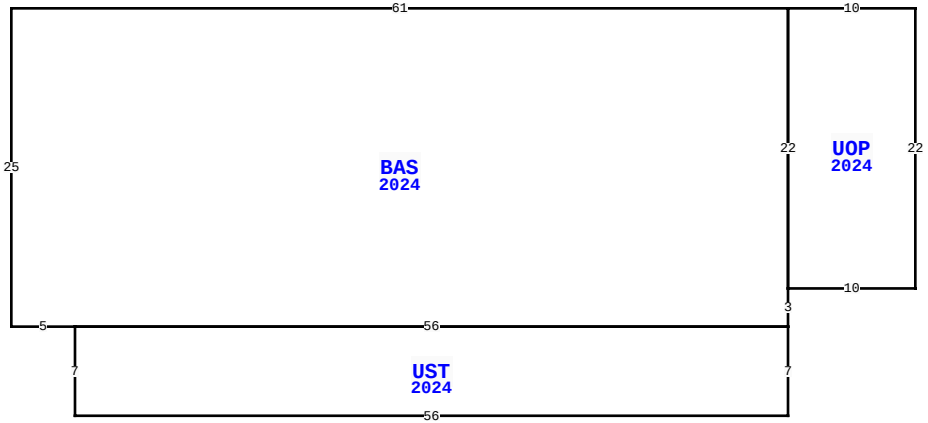
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100	2024	1,525	74,072
UOP	220	20	2024	44	2,137
UST	392	45	2024	176	8,548
TOTALS	2,137			1,745	84,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,745	109.7600	65.86	114,926	2004	2004	0	0	0	26.25	73.75

1 STRG/CONV 100% - 2024 Heated Area: 1525 HX Base Yr 2024



566 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,758
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	144,878
SOH/AGL Deduction	13,818
ASSESSED VALUE	131,060
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	29,649
TOTAL JUST VALUE	144,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/1375	6/29/2005	QC	Q	V	06	100

GRANTOR: FUTCH

GRANTEE: FUTCH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,20] S25 E5 E56 N3 N22 W61 $
UST=[YR=2024;ORIG=65,45] S7 E56 N7 W56 $
UOP=[YR=2024;ORIG=121,20] S22 E10 N22 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 06/23/2023 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS