

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

2026

32-3S-16-02424-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,525	100	2024
UOP	220	20	2024
UST	392	45	2024
TOTALS	2,137		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STRG/CONV	100%	- 2024									Heated Area: 1525 HX Base Yr 2024	
<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">BAS 2024</p> <p style="text-align: center;">UST 2024</p> </div>													
TOTALS				2,137		1,745		87,576					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	87,576			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	60,120			
TOTAL MARKET VALUE	147,696			
SOH/AGL Deduction	20,453			
ASSESSED VALUE	127,243			
TOTAL EXEMPTION VALUE	HX HB SX 101,411			
BASE TAXABLE VALUE	25,832			
TOTAL JUST VALUE	147,696			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	144,170			

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

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 \$	

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
566 SW BIRLEY AVE, LAKE CITY																
TOTAL OB/XF 0																

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	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							