COMM SW COR OF NE1/4 OF NW1/4, R
E 497.21 FT FOR POB, CONT E 873.
264.40 FT, W 874.64 , S 264.31 F

RUEDA JOSE M/RUEDA MERCEDES
362 SW BIRLEY AVE
LAKE CITY, FL 32024-0608

2027

32-3S-16-02428-002

BUILDING CHARACTERISTICS

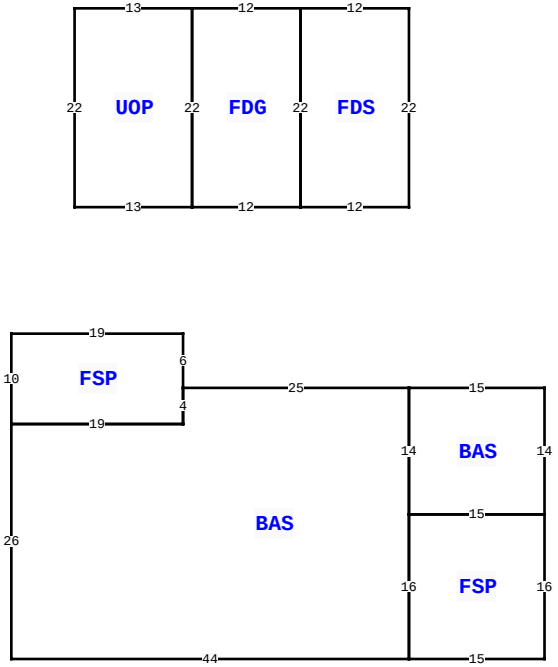
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	210	100		210	17,477
BAS	1,244	100		1,244	103,533
FDG	264	60		158	13,150
FDS	264	60		158	13,150
FSP	190	40		76	6,325
FSP	240	40		96	7,990
UOP	286	20		57	4,744
TOTALS	2,698			1,999	166,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	116.4000	128.04	255,952	1981	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1454 HX Base Yr 2020



362 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
1	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
2	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,369
TOTAL MARKET OB/XF VALUE		28,036
TOTAL LAND VALUE - MARKET		63,600
TOTAL MARKET VALUE		258,005
SOH/AGL Deduction		82,218
ASSESSED VALUE		175,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,376
TOTAL JUST VALUE		258,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,032

SALE:3:1: PP INCLUDED - INQUIRY ATTACHED TO CARD

SALE:2:1: 8.32 AC WITH HOUSE

SALE:1:1: 5.28 AC MOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055275	Storage Building	19,876	03/18/2026
000055203	Right-of-Way Acce		03/10/2026
000045123	Storage Building	28,900	01/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1490	5/14/2019	WD	Q	I	01	180,000
GRANTOR: DEREK MACLAREN						
GRANTEE: JOSE M & MERCEDES R						
1239/0522	8/01/2012	WD	Q	I	01	163,000
GRANTOR: JEFFREY E & SUSAN A J						
GRANTEE: DEREK MACLAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N6 W19 S10 E19N4$S4 W19 S26 E44 FSP= E15 N16 W15 S16$ N16 BAS= E15 N14 W15 S14$ N14$ PTR=N20 FDS= N22 W12 FDG= W12 UOP= W13 S22 E13 N22$ S22 E12 N22$ S22 E12$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 28,036

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		A-1	0.00	0.00	5.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,600							

REVIEW DATE 11/19/2024 BY JB Total Acres: 5.30 Total Land Value: 63,600 Market: 0 Agricultural: 0 Common: 63,600 PRINTED 11/17/2026 BY SYS