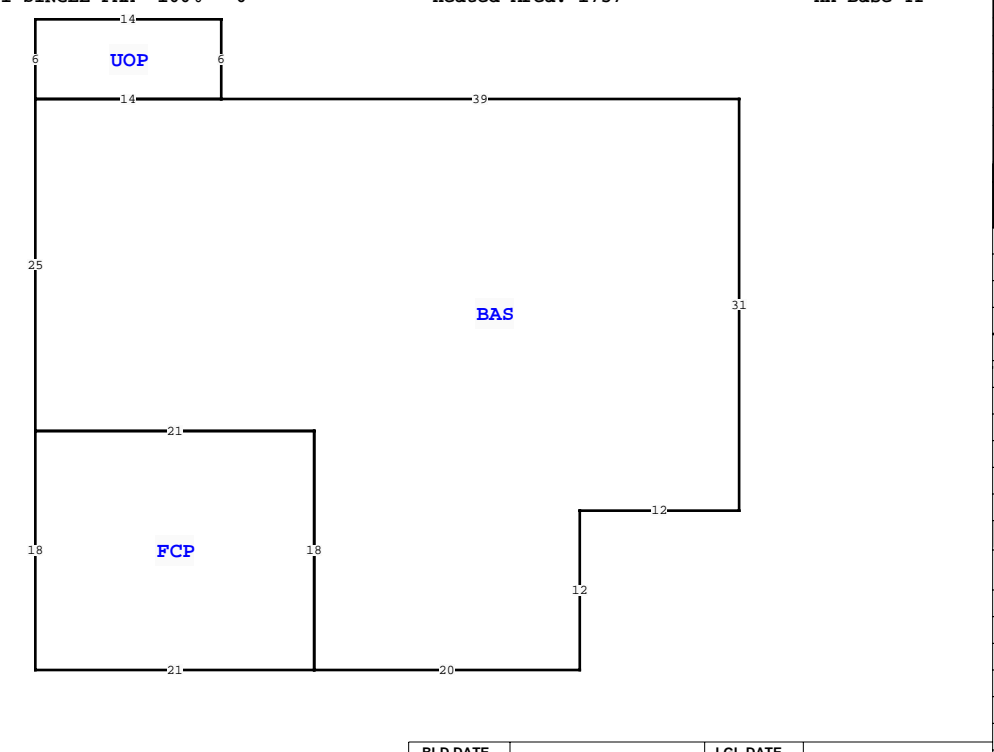


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,868	88.8714	99.54	185,941	1940	1940		0	0	35.00	65.00		



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	1,757	100		1,757	113,680
FCP	378	25		94	6,082
UOP	84	20		17	1,100
TOTALS	2,219			1,868	120,862

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION BY			VALUATION SUMMARY	
Tax Group: 3	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			120,862	
TOTAL MARKET OB/XF VALUE			14,003	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			194,865	
SOH/AGL Deduction			107,720	
ASSESSED VALUE			87,145	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			35,734	
TOTAL JUST VALUE			194,865	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			189,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31824	M H	325	03/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/968	11/10/2023	LE U	I	14		100

GRANTOR: MCGUIRE HARDRICK
GRANTEE: MCGUIRE FLOSSIE REV

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,763	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300	
5	0251	LEAN TO W/	0	100	20	22	440.00	UT	1.00	1.00	100	2000	2000	3	100	440	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

396 SW BIRLEY AVE, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/22/2026
														INC DATE		AG DATE	MLU
														TOTAL OB/XF 11,503			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W39 UOP= N6 W14 S6 E14\$W14 S25 FCP= S18 E21 N18 W21\$E21 S18 E20 N12 E12 N31\$.													

LAND DESCRIPTION														TOTAL OB/XF 11,503										
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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

