COMM NW COR OF SE1/4, RUN E 60.5
BIRLEY RD FOR POB, CONT E 433.18
N R/W CO RD, W 477.42 FT, NW 42.

BEWSHER JEFFREY M/BEWSHER VIVIA E
771 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

32-3S-16-02431-002

BUILDING CHARACTERISTICS

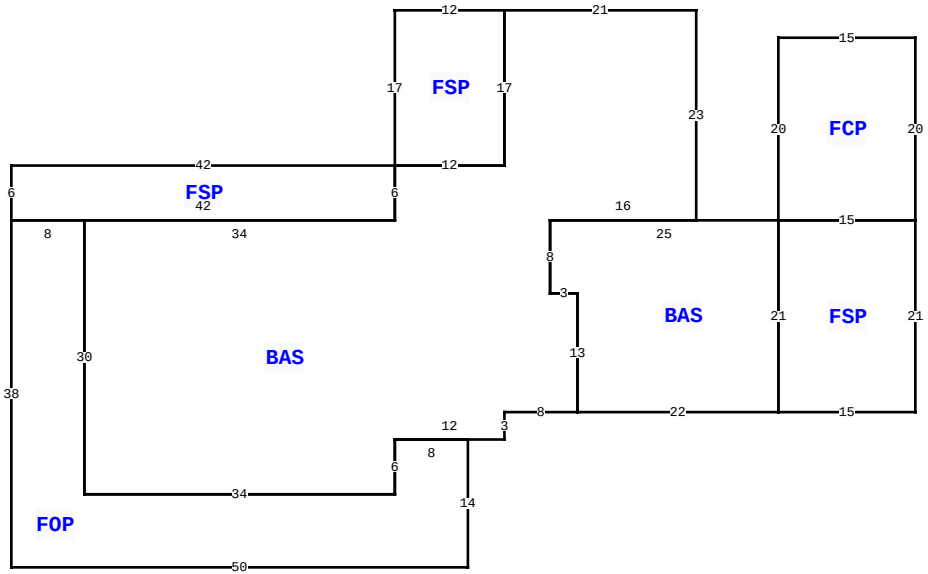
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	02	FARM/RANCH 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	486	100		486	57,648
BAS	2,007	100		2,007	238,067
FCP	300	25		75	8,897
FOP	688	30		206	24,435
FSP	204	40		82	9,727
FSP	252	40		101	11,980
FSP	315	40		126	14,946
TOTALS	4,252			3,083	365,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,083	140.0438	154.05	474,936	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2021 Heated Area: 2493 HX Base Yr 2021



771 SW BIRLEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	365,701
TOTAL MARKET OB/XF VALUE	38,932
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	471,833
SOH/AGL Deduction	63,176
ASSESSED VALUE	408,657
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	357,246
TOTAL JUST VALUE	471,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046879	Electrical Servic	0	03/31/2023
18179	SFR	378	04/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1197	8/03/2020	WD	Q	I	01	440,000
GRANTOR: GEORGE & MARQUITA ROS						
GRANTEE: JEFFREY M & VIVIA E						
0919/1305	1/31/2001	WD	Q	V		38,000
GRANTOR: DALE S COMFORT						
GRANTEE: GEORGE & MARQUITA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W12 S17 E12 N17$ S17 W12 FSP= W42 S6 E42 N6$ S6 W34 FOP= W8 S38 E50 N14 W8 S6 W34 N30$ S30 E34 N6 E12 N3 E8 BAS= E22 FSP= E15 N21 W15 S21$ N21 FCP= E15 N20 W15 S20$ W25 S8 E3 S13$ N13 W3 N8 E16 N23$.

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	0166	CONC,PAVMT	0	100	0	0	384.00	UT	2.00	2.00	100	2002	2002	3	100	768	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	10,000.00	10,000.00	50	2005	2005	3	50	5,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0030	BARN,MT	0	100	30	48	1.00	UT	23,040.00	23,040.00	100	2023	2022		100	23,040	
9	0252	LEAN-TO W/	0	100	8	48	1.00	UT	1,344.00	1,344.00	100	2023	2022		100	1,344	
10	0252	LEAN-TO W/	0	100	10	48	1.00	UT	1,680.00	1,680.00	100	2023	2022		100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 38,932

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	5.60	AC		1.00	1.00	1.00	12,000.00	12,000.00	67,200							

REVIEW DATE 10/30/2023 BY TW Total Acres: 5.60 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS