

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

2026

32-3S-16-02431-002



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 Floor	12		HARDWOOD	80	
Interior Floor	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	59,744
BAS	2,007	100		2,007	246,722
FCP	300	25		75	9,220
FOP	688	30		206	25,324
FSP	204	40		82	10,080
FSP	252	40		101	12,416
FSP	315	40		126	15,489
TOTALS	4,252			3,083	378,995

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	159.65	492,201	2002	2002	0	0	23.00	77.00

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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		378,995				
TOTAL MARKET OB/XF VALUE		38,932				
TOTAL LAND VALUE - MARKET		67,200				
TOTAL MARKET VALUE		485,127				
SOH/AGL Deduction		88,373				
ASSESSED VALUE		396,754				
TOTAL EXEMPTION VALUE		HX HB 51,411				
BASE TAXABLE VALUE		345,343				
TOTAL JUST VALUE		485,127				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		477,716				
SALE:3:1: ALSO 32-3S-16-02431-111						
SALE:2:1: INCLUDED 02431-111						
SALE:1:1: INCLUDED 02431-111						
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	Q	I	01	440,000
GRANTOR:GEORGE & MARQUITA ROS						
GRANTEE:JEFFREY M & VIVIA E						
0919/1305	1/31/2001	WD Q	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																	
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	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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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				