## **Columbia County Property Appraiser**

eff Hampton

Parcel: << 20-4S-16-03077-008 (14382) >>>

Owner & Property Info Result: 1 of 1 DURRANCE WILLIAM DAVID JR DURRANCE CLAIRE D 4601 SW BIRLEY AVE Owner LAKE CITY, FL 32024 Site 4601 SW BIRLEY AVE, LAKE CITY COMM SW COR OF NE1/4, RUN EAST 1339.83 FT, N 566 13 FT, NW 1002.43 FT, W 331.13 FT TO E R/W OF BIRLEY RD, SW ALONG CURVE 152 FT +/-, CONT SW ALONG CURVE 178.45 FT, SOUTH 448.02 FT TO POB. ORB 1182-001 & ORB 1003-708, Description' Area 21.4 AC S/T/R 20-4S-16 IMPROVED AG (5000) Use Code\*\* Tax District 3

USE COGE | IMPROVED AG (S000) | ItaX DISTRICT | 3

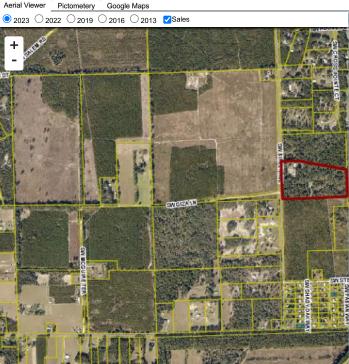
"The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.

"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property &	Assessment Values			
	2024 Certified Values	2025 Working Values		
Mkt Land	\$22,500	Mkt Land	\$22,500	
Ag Land	\$8,262	Ag Land	\$8,262	
Building	\$66,153	Building	\$66,153	
XFOB	\$12,973	XFOB	\$12,973	
Just	\$239,626	Just	\$239,626	
Class	\$109,888	Class	\$109,888	
Appraised	\$109,888	Appraised	\$109,888	
SOH/10% Cap	\$20,950	SOH/10% Cap	\$16,254	
Assessed	\$92,326	Assessed	\$93,703	
Exempt	HX HB \$30,747	Exempt	нх нв \$32,124	
Total Taxable	county:\$58,191 city:\$0 other:\$0 school:\$67,326		county:\$61,510 city:\$0 other:\$0 school:\$68,703	

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.





▼ Sales History							
Sale Date Sale Price		Book/Page	Deed	V/I	Qualification (Codes)	RCode	
8/31/2009	\$100	1182 / 001	QC	ı	U	11	
8/25/2009	\$100	1181 / 2798	QC	I	U	11	
7/23/2009	\$0	1177 / 2027	PB	I	U	18	
8/30/1996	\$5,000	827 / 1653	WD	V	Q	03	

▼ Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	MOBILE HME (0800)	1997	1836	2278	\$44,574	
Sketch	SINGLE FAM (0100)	1956	720	848	\$21,579	
"Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.						

Extra Featur	es & Out Buildings				
Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1997	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1997	\$400.00	1.00	0 x 0
0285	SALVAGE	2006	\$500.00	1.00	0 x 0
0040	BARN,POLE	0	\$1,273.00	1.00	30 x 58
0040	BARN,POLE	0	\$800.00	1.00	0 x 0
0120	CLFENCE 4	2014	\$300.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0800	DECKING	2014	\$100.00	1.00	0 x 0
0296	SHED METAL	2014	\$100.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$100.00	1.00	0 x 0
0190	FPLC PF	2014	\$1,200.00	1.00	0 x 0

▼ Land Breakdown						
Code	Desc	Units	Units Adjustments		Land Value	
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$7,500	
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$7,500	
5500	TIMBER 2 (AG)	18.400 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$8,262	
9910	MKT.VAL.AG (MKT)	18.400 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$138,000	
9105	TOWER SITE (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$7,500	

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by: GrizzlyLogic.cor

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Interpretation. This website was last updated: 3/6/2025 and may not reflect the data currently on file at our office.