

LOT 8 BLOCK B OLIVIA ADDITION NO
912-976, 953-579, & PART OF W1/2

KIRBY TRAVIS D
495 SE WALDRON TERR
LAKE CITY, FL 32025

2026

00-00-00-13496-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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 07
NEIGHBORHOOD/LOC	870317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	864	100
FGR	288	55
FOP	16	30
FOP	28	30
TOTALS	1,196	1,035

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,035	120.4320	134.88	139,601	1994	1994	0	0	0	31.00	69.00	
1 SINGLE FAM		100% - 2003			Heated Area: 864				HX Base Yr 2003				

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	% COND
1	0166	CONC, PAVMT	0 100	0	0	759.00	UT	1.50	1.50	100	0	3	100
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3 100
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3 100

495 SE WALDRON TER, LAKE CITY										XF DATE		LAND DATE		04/27/2022	MLU
										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
759.00	UT	1.50	1.50	100	0	0	3	100	1,139						
1.00	UT	0.00	0.00	100	2017	2017	3	100	400						
1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200						

LAND DESCRIPTION													
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
1	0100	C	SFR	100		*RO	0.00	0.00	10,000.00	SF		1.00	1.00

UNIT PRICE	TOT ADJ	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.95	0.95	9,500								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		96,325	
TOTAL MARKET OB/XF VALUE		2,739	
TOTAL LAND VALUE - MARKET		9,500	
TOTAL MARKET VALUE		108,564	
SOH/AGL Deduction		33,226	
ASSESSED VALUE		75,338	
TOTAL EXEMPTION VALUE		HX HB	50,338
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		108,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		109,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1271/2425	2/26/2014	QC	U	V	11	100	
GRANTOR: CITY OF LAKE CITY							
GRANTEE: TRAVIS D KIRBY							
0953/0579	5/08/2002	WD	Q	I		51,900	
GRANTOR: RICHARD & MILDRED COB							
GRANTEE: TRAVIS D KIRBY							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W36 FGR= W2 FOP= N4 W4S4 E4\$ W10 S24 E12 N24\$ S24 E11 FOP= S4 E7 N4 W7\$ E25 N24\$.													