S DIV: S1/2 LOT 4 & LOTS 5 & 6 B
HILLS S/D.

KIRBY TIMOTHY T/KIRBY DENISE A
1226 S MARION AVE
LAKE CITY, FL 32025

**2026**

**00-00-00-14282-000**

## COLUMBIA COUNTY PROPERTY



### 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

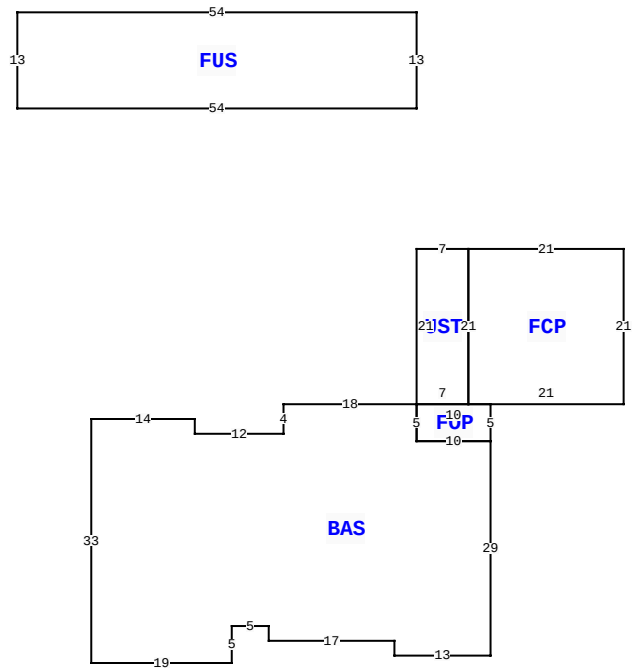
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,675 | 100 | | 1,675 | 140,035 |
| FCP | 441 | 25 | | 110 | 9,196 |
| FOP | 50 | 30 | | 15 | 1,254 |
| FUS | 702 | 100 | | 702 | 58,689 |
| UST | 147 | 45 | | 66 | 5,518 |
| TOTALS | 3,015 | | | 2,568 | 214,692 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,568 | 114.8364 | 128.62 | 330,296 | 1962 | 1962 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 2377 HX Base Yr 2002




1226 S MARION AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 214,692 |
| TOTAL MARKET OB/XF VALUE | | 2,700 |
| TOTAL LAND VALUE - MARKET | | 23,555 |
| TOTAL MARKET VALUE | | 240,947 |
| SOH/AGL Deduction | | 98,020 |
| ASSESSED VALUE | | 142,927 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 92,205 |
| TOTAL JUST VALUE | | 240,947 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 240,947 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0928/3063 | 6/16/2001 | PR | Q | I | 01 | 100 |
| GRANTOR: TIMOTHY KIRBY AS PR | | | | | | |
| GRANTEE: TIMOTHY & DENISE KI | | | | | | |
| 0928/3061 | 6/16/2001 | WD | Q | I | 01 | 40,000 |
| GRANTOR: TIMOTHY & MARK KIRBY | | | | | | |
| GRANTEE: TIMOTHY & DENISE KI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W18 S4 W12 N2 W14 S33 E19 N5 E5 S2 E17 S2 E13 N29 FOP= N5 W10 S5 E10$ W10 N5 UST= E7 FCP= E21 N21 W21 S21$ N21 W7 S21$PTR=N40 FUS= N13 W54 S13 E54$ S40$.

### 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 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 50 | 0 | 0 | 3 | 50 | 300 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 4 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 5 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,700

| 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 | | *RSF-2 | 125.00 | 201.00 | 25,125.00 | SF | | 1.00 | 1.00 | 1.25 | 0.75 | 0.94 | 23,555 | | | | | | | |

REVIEW DATE 10/06/2016 BY DF Total Acres: 0.58 Total Land Value: 23,555 Market: 0 Agricultural: 0 Common: 23,555 PRINTED 10/10/2025 BY SYS