A PORTION OF THIS AKA LOT 51 FRA
UNR.
BEG 315 FT E OF NW COR OF W1/2 O

KIRBY CAROLYN D
477 SW CAROLYN LANE
LAKE CITY, FL 32024

2025

01-2S-17-04659-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

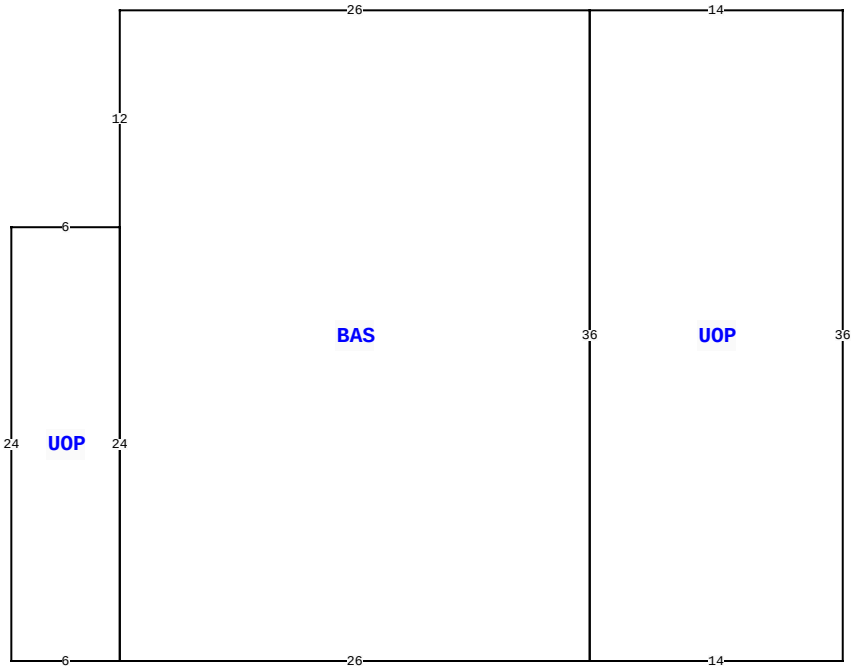
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	8,822
UOP	144	20		29	273
UOP	504	20		101	952
TOTALS	1,584			1,066	10,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,066	33.6600	37.70	40,188	1950	1950	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 936 HX Base Yr



3419 NE DREW RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	10,047
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	12,380
TOTAL MARKET VALUE	22,627
SOH/AGL Deduction	0
ASSESSED VALUE	22,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,627
TOTAL JUST VALUE	22,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0580/0500	12/01/1985	WD	Q	V	01	6,000
GRANTOR:						
GRANTEE:						
0385/0521	8/01/1977	03	Q	V		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S12 UOP= W6 S24 E6 N24$ S24 E26 UOP= E14 N36 W14 S36$ N36$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		00	0.00	0.00	2.20	AC		1.00	1.00	1.00	5,400.00	5,400.00	11,880							
2	9630	C	SWAMP	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	100.00	100.00	500							

REVIEW DATE 07/24/2015 BY DF Total Acres: 7.20 Total Land Value: 12,380 Market: 0 Agricultural: 0 Common: 12,380 PRINTED 08/15/2025 BY SYS