

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

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 2	2				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	03	BELOW AVG. 100	0800	02	924	74.4040	44.64	41,247	1983	1983	0	0	0	60.00	40.00	VALUATION BY										STANDARD									
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 0% - 0										Heated Area: 924					HX Base Yr					Tax Group: 2					Tax Dist:							
Roof Cover	12	MODULAR MT 100	66 14 BAS 66 14																							BUILDING MARKET VALUE					54,675				
Interior Wall	04	PLYWOOD 100																								TOTAL MARKET OB/XF VALUE					31,800				
Interior Floo	14	CARPET 90																								TOTAL LAND VALUE - MARKET					373,400				
Interior Floo	08	SHT VINYL 10																								TOTAL MARKET VALUE					112,105				
Air Condition	03	CENTRAL 100																								SOH/AGL Deduction					4,478				
Heating Type	04	AIR DUCTED 100																								ASSESSED VALUE					107,627				
Bedrooms		2 100																								TOTAL EXEMPTION VALUE					0				
Bathrooms		1 100																								BASE TAXABLE VALUE					107,627				
Stories	1.	1. 100																								TOTAL JUST VALUE					459,875				
Architctual Units	01	CONV 100																								NCON VALUE					0				
Condition Adj	01	01 100	INCOME VALUE																																
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE					459,875																											
Quality		04 04																																	
DOR CODE		5000 IMPROVED AG																																	
MAP NUM			MKT AREA																				06												
NEIGHBORHOOD/LOC		11416.00			1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	924	100		924	16,499																														
TOTALS		924			924	16,499																													
EXTRA FEATURES						116 SW MULESKINNER CT, LAKE CITY										BLD DATE						LGL DATE		04/10/2025				MLU							
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	0020	BARN, FR	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																				
2	0020	BARN, FR	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																				
3	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500																				
4	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100				3	100	4,000																			
5	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,000																				
6	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																			
7	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300																				
8	0265	PRCH, UEP	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																				
9	9947	Septic	0	0	0	2.00	UT	3,000.00	3,000.00	100				3	100	6,000																			
10	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																				
LAND DESCRIPTION						TOTAL OB/XF										22,400																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	0102	C	SFR/MH	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000																		
2	6200	A	PASTURE 3	0			0.00	0.00	73.68	AC		1.00	1.00	1.00	280.00	280.00	20,630																		
3	9910	M	MKT.VAL.AG	0			0.00	0.00	73.68	AC		1.00	1.00	1.00	5,000.00	5,000.00	368,400																		
REVIEW DATE		01/08/2024		BY	KS	Total Acres: 74.68		Total Land Value: 25,630		Market: 368,400		Agricultural: 20,630		Common: 5,000		PRINTED 11/19/2025 BY SYS																			

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