

LOT 1 WOODCREST S/D UNIT 2.
803-1853, 912-1224, 964-2421, 98

KIRBY CLIFFORD J
413 SW KIRBY AVE
LAKE CITY, FL 32024

2026

11-4S-16-02905-301



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	127,576
FEP	798	80		638	59,498
FGR	420	55		231	21,543
FOP	48	30		14	1,306

TOTALS	2,634			2,251	209,922
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	906.00	UT	1.50
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00
3	0282	POOL ENCL	0	100	27	36	972.00	UT	15.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
5	0060	CARPORT F	0	100	18	20	360.00	UT	3.00
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00
7	0040	BARN, POLE	0	100	0	0	1.00	UT	10,400.00
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,251	113.8780	127.54	287,093	2000	2000		0	0	26.88	73.12
1 SINGLE FAM 100% - 2015 Heated Area: 1368 HX Base Yr 2015												

413 SW KIRBY AVE, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	906.00	UT	1.50	1.50	100	2000	2000	3	100	1,359	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2004	2004	3	43	11,799	
3	0282	POOL ENCL	0	100	27	36	972.00	UT	15.00	15.00	100	2004	2004	3	40	5,832	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,900	
7	0040	BARN, POLE	0	100	0	0	1.00	UT	10,400.00	10,400.00	100	2024	2023		100	10,400	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	

TOTAL OB/XF										34,620							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										209,922				
TOTAL MARKET OB/XF VALUE										34,620				
TOTAL LAND VALUE - MARKET										35,000				
TOTAL MARKET VALUE										279,542				
SOH/AGL Deduction										94,890				
ASSESSED VALUE										184,652				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										133,930				
TOTAL JUST VALUE										279,542				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										283,741				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21458	POOL	115	01/29/2004
16789	SFR	235	03/24/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1271/1168	3/18/2014	WD	Q	I	01	170,000	
GRANTOR: CARMINE J & PAULA L P							
GRANTEE: CLIFFORD KIRBY (MAR							
0982/2483	5/02/2003	WD	Q	I	03	88,000	
GRANTOR: SEC OF VET AFFAIRS							
GRANTEE: CARMINE J & PAULA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W57 S24 FGR= S20 E21 N20 W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$ FEP= N14 W57 S14 E57\$.									