LOT 2 WOODCREST S/D UNIT 2.
803-1853, 905-2607, 991-2303, DC

CLARK DUANE W
387 SW KIRBY AVE
LAKE CITY, FL 32024

2026

11-4S-16-02905-302

BUILDING CHARACTERISTICS

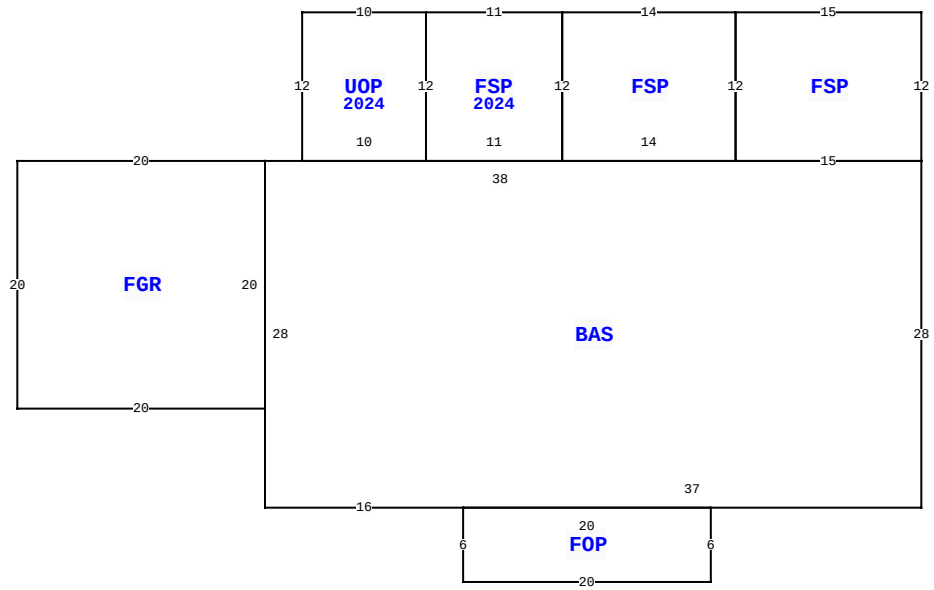
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	146,652
FGR	400	55		220	21,741
FOP	120	30		36	3,557
FSP	168	40		67	6,621
FSP	180	40		72	7,115
FSP	132	40	2024	53	5,238
UOP	120	20	2024	24	2,372
TOTALS	2,604			1,956	193,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,956	120.6680	135.15	264,353	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2004 Heated Area: 1484 HX Base Yr 2004



387 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,295
TOTAL MARKET OB/XF VALUE		3,863
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		232,158
SOH/AGL Deduction		89,597
ASSESSED VALUE		142,561
TOTAL EXEMPTION VALUE	HX HB DX WR	60,722
BASE TAXABLE VALUE		81,839
TOTAL JUST VALUE		232,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16281	SFR	255	11/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0991/2303	8/15/2003	WD	Q	I		123,000
GRANTOR: JAMES B & CECILY F DA						
GRANTEE: DUANE W & CHERYL H						
0905/2607	7/11/2000	WD	Q	I		92,900
GRANTOR: GIEBEIG						
GRANTEE: JAMES & CECILY DARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W38 S28 E16 E37 N28 $
FGR=[ORIG=-53,0] W20 S20 E20 N20 $
FSP=[ORIG=0,0] N12 W15 S12 E15 $
FSP=[ORIG=-15,0] N12 W14 S12 E14 $
FOP=[ORIG=-37,28] S6 E20 N6 W20 $
FSP=[YR=2024;ORIG=-40,-12] E11 S12 W11 N12 $
UOP=[YR=2024;ORIG=-50,-12] E10 S12 W10 N12 $
.

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,735.00	UT	1.50	1.50	100	2000	2000	3	100	2,603	
2	0169	FENCE/WOOD	0	100	0	0	240.00	UT	7.50	7.50	70	2000	2000	3	70	1,260	

LAND DESCRIPTION

TOTAL OB/XF 3,863

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	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							

REVIEW DATE 01/10/2024 BY JB Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS