

LOT 3 WOODCREST S/D UNIT 2.
803-1853, 891-108, CT 1010-444,

KIRBY LIZA BEATRICE/KIRBY CLIFTON MICHAEL
363 SW KIRBY AVE
LAKE CITY, FL 32024

2026

11-4S-16-02905-303

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 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	1,569	100		1,569	173,246
FGR	420	55		231	25,507
FOP	63	30		19	2,098
FSP	168	40		67	7,398
TOTALS	2,220			1,886	208,248

MARKET ADJUSTMENTS

1 SINGLE FAM 0% - 2025

Heated Area: 1569

HX Base Yr

Diagram showing property layout with areas labeled BAS, FGR, FOP, and FSP. Dimensions are provided for various sections.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1,925.00	UT	1.50	1.50	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	4,050.00	4,050.00	

LAND DESCRIPTION										TOTAL OB/XF							7,688	
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	LA VAL	
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00		
REVIEW DATE		10/30/2024		BY	TP	Total Acres: 0.60			Total Land Value: 35,000			Market: 0			Agricultural: 0			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		208,248			
TOTAL MARKET OB/XF VALUE		7,688			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		250,936			
SOH/AGL Deduction		0			
ASSESSED VALUE		250,936			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		250,936			
TOTAL JUST VALUE		250,936			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		253,532			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15758	SFR	265	07/09/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1523/1998	9/09/2024	WD	Q	I	01
GRANTOR: RITZMAN TERRANCE J					SALE PRICE
GRANTEE: KIRBY LIZA BEATRICE					289,000
1410/2076	4/29/2020	WD	Q	I	01
GRANTOR: ROLF R & BARBARA A BU					196,900
GRANTEE: TERRANCE J & KIMBER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W13 U2 L2 W5 L2 D2 FSP= N12 W14 S12 E14\$ W31 S30 E13 FOP= S4 E7 N9 W7 S5 \$ N5 E7 S5 E12 FGR= S20 E21 N20 W21\$ E21 N30\$.											