LOT 5 WOODCREST S/D UNIT 2.
803-1853, 898-1753, WD 1000-1554

BAKER SHENEICE A
315 SW KIRBY RD
LAKE CITY, FL 32024

2026

11-4S-16-02905-305

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	06	06

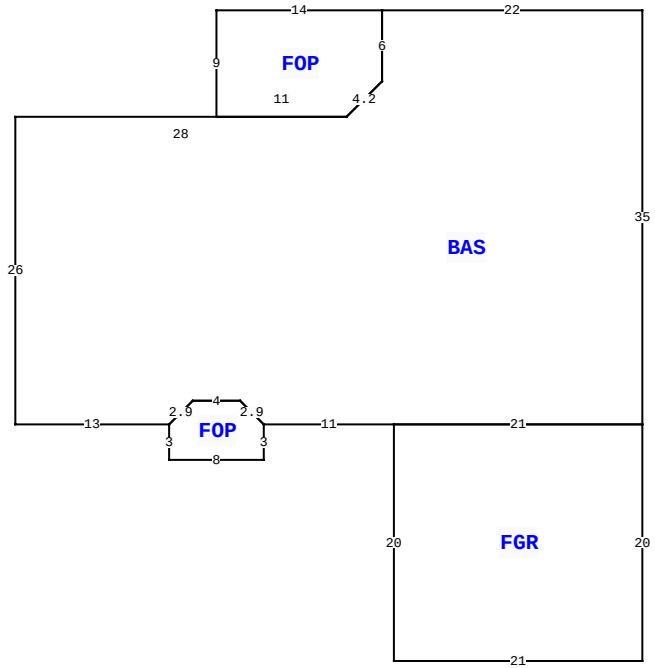
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	168,379
FGR	420	55		231	24,790
FOP	36	30		11	1,180
FOP	122	30		37	3,971
TOTALS	2,147			1,848	198,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	128.8350	144.30	266,666	2000	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2020 Heated Area: 1569 HX Base Yr 2020



315 SW KIRBY AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		198,320
TOTAL MARKET OB/XF VALUE		4,760
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		238,080
SOH/AGL Deduction		60,487
ASSESSED VALUE		177,593
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,871
TOTAL JUST VALUE		238,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16187	SFR	265	10/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0705	9/21/2018	WD	Q	I	01	172,500
GRANTOR: STEVEN WINSBERG						
GRANTEE: SHENEICE A BAKER						
1361/0675	5/11/2018	WD	U	I	12	120,800
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: STEVEN WINSBERG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W14 S9 E11 R3 U3 N6$ S6 D3 L3 W28 S26 E13 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E11 FGR= S20 E21 N20 W21$ E21 N35$.

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	0166	CONC,PAVMT	0	100	0	0	1,912.00	UT	1.50	1.50	100	2000	2000	3	100	2,868	
2	0130	CLFENCE 5	0	100	0	0	344.00	UT	5.50	5.50	100	2000	2000	3	100	1,892	

LAND DESCRIPTION

TOTAL OB/XF 4,760

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	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 KS Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS