

LOT 6 WOODCREST S/D UNIT 2.
803-1853, 900-531, WD 1028-675,

GRISWOLD JASON BRYANT/GRISWOLD HOPE NICOLE
291 SW KIRBY AVE
LAKE CITY, FL 32024

2026

11-4S-16-02905-306

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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	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	1,543	100		1,543	178,728
FGR	420	55		231	26,757
FOP	36	30		11	1,275
FSP	122	40		49	5,676
TOTALS	2,121			1,834	212,435

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,623.00	UT	2.00	2.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00

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 1,834 136.0800 152.41 279,520 2001 2001 0 0 0 24.00 76.00

1 SINGLE FAM 100% - 2005 Heated Area: 1543 HX Base Yr 2005

Site map showing property layout with areas BAS, FGR, FOP, and FSP. Dimensions are provided for each area and the overall lot.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

291 SW KIRBY AVE, LAKE CITY				XF DATE						LAND DATE		04/03/2025	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,623.00	UT	2.00	2.00	100	2001	2001	3	100	3,246				
1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600				
1.00	UT	0.00	0.00	100	2014	2014	3	100	300				
1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,435	
TOTAL MARKET OB/XF VALUE		8,646	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		256,081	
SOH/AGL Deduction		104,960	
ASSESSED VALUE		151,121	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		100,399	
TOTAL JUST VALUE		256,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17914	SFR	355	02/07/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1028/0675	10/15/2004	WD	Q	I	
GRANTOR: RITTER					SALE PRICE
GRANTEE: GRISWOLD					135,000
GRANTOR: P GIEBEIG					
GRANTEE: RICHARD & ANN RITTE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FSP= N9 W14 S6 D3 R3 E11\$ W11 L3 U3 N6 W22 S35 FGR= S20 E21 N20 W21\$ E32 FOP= S3 E8 N3 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E12 N26\$.									