

LOT 7 WOODCREST S/D UNIT 2.
803-1853, 925-1290, WD 1093-1975

FILIPSKI ROBERT R
263 SW KIRBY AVE
LAKE CITY, FL 32024-4102

2026

11-4S-16-02905-307

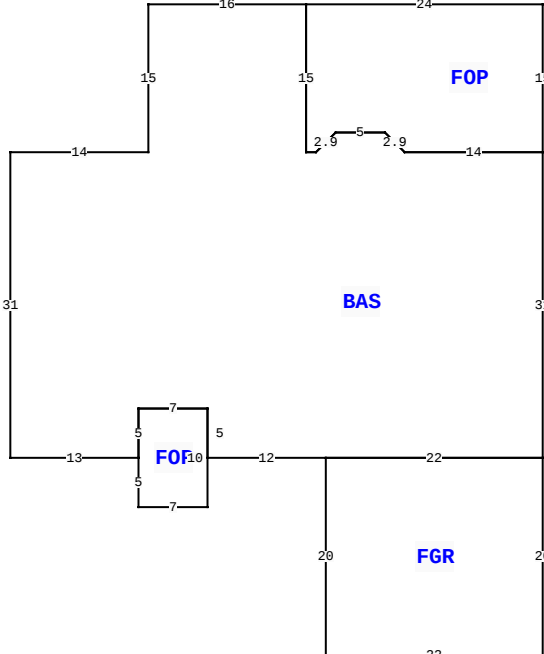
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 893	100		1, 893	180, 022
FGR	440	55		242	23, 014
FOP	70	30		21	1, 997
FOP	346	30		104	9, 891
TOTALS	2, 749			2, 260	214, 922

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	1,960.00	UT	1.50	1.50
2	0296	SHED METAL	0 100	6	8	48.00	UT	5.00	5.00
3	0169	FENCE/WOOD	0 100	0	0	120.00	UT	7.50	7.50

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	2,260	111.7200	125.13	282,794	2001	2001	0	0	0	24.00	76.00
1 SINGLE FAM			100% - 2015		Heated Area: 1893				HX Base Yr 2015			
												
TOTALS			2,749							04/03/2025	MLU	

263 SW KIRBY AVE, LAKE CITY												
TOTAL OB/XF 4,080												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		214,923	
TOTAL MARKET OB/XF VALUE		4,080	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		254,003	
SOH/AGL Deduction		93,883	
ASSESSED VALUE		160,120	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		109,398	
TOTAL JUST VALUE		254,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18103	SFR	274	03/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1275/1185	5/29/2014	WD	Q	I	01	165,000
GRANTOR: MATTHEW C & THOMAS W						
GRANTEE: ROBERT R FILIPSKI						
1179/1784	8/25/2009	WD	Q	I	01	151,000
GRANTOR: WILLIAM D & ELAINE C						
GRANTEE: MATTHEW C & THOMAS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 S15 W14 S31 E13 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12 FGR= S20 E22 N20 W22 \$ E22 N31 FOP= N15 W24 S15 E1 R2 U2 E5 D2 R2 E14\$ W14 L2 U2 W5 D2 L2 W1 N15\$.									