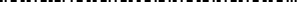


GERSHON DAVID MARK/GERSHON BARBARA SHEAR
594 SW KIRBY AVE
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	19	COMMON BRK 80								0100	01	2,094	126.7596	141.97	297,285	2007	2007		0	0		0	18.00	82.00	VALUATION BY												
Exterior Wall	32	HARDIE BRD 20								1 SINGLE FAM 100% - 2024														Heated Area: 1744													
Roof Structur	08	IRREGULAR 100																						HX Base Yr 2024													
Roof Cover	03	COMP SHNGL 100																																			
Interior Wall	05	DRYWALL 100																																			
Interior Floo	14	CARPET 80																																			
Interior Floo	13	LAM/VNLPLK 20																																			
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	04	04 100																																			
Quality	05	05																																			
DOR CODE	0100	SINGLE FAMILY																																			
MAP NUM		MKT AREA																						06													
NEIGHBORHOOD/LOC		11416.00								1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,744	100		1,744	203,029																																
FGR	420	55		231	26,892																																
FOP	36	30		11	1,281																																
FOP	100	30		30	3,492																																
FOP	260	30		78	9,081																																
TOTALS	2,560			2,094	243,774																																
EXTRA FEATURES					594 SW KIRBY AVE, LAKE CITY					BLD DATE					LGL DATE					04/03/2025					MLU												
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	1,792.00	UT	3.00	3.00	100	2007	2007	3	100	5,376																					
2	0294	SHED WOOD/	0	100	10	20	200.00	UT	14.00	14.00	75	2008	2008	3	75	2,100																					
3	0280	POOL R/CON	0	100	12	23	276.00	UT	70.00	70.00	100	2008	2008	3	58	11,206																					
4	0070	CARPORT UF	0	100	20	22	440.00	UT	2.50	2.50	100	2008	2008	3	100	1,100																					
5	0031	BARN, MT AE	0	100	22	25	550.00	UT	12.00	12.00	100	2008	2008	3	100	6,600																					
6	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600																					
LAND DESCRIPTION					TOTAL OB/XF												26,982																				
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																				
																		</																			