

LOT 4 KIRBY'S OAK S/D,TOGETHER W
COR OF LOT 4 RUN N 100.04 FT, W
100.04 FT, E 23.40 FT TO POB & L

NUVIEW IRA CUSTODIAN FBO CATHY SYDNEY
4815 KATHY JO TERR
ORLANDO, FL 32808

2025

11-4S-16-02919-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	01	01
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	1,496	100		1,496	52,558
UOP	28	20		6	211
TOTALS	1,524			1,502	52,769

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	
2	0031	BARN,MT AE	0	0	20	21	1.00	UT	0.00	0.00	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
6	0252	LEAN-TO W/	0	0	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	UNIT TYPE	D T
1	0100	C	SFR	0		RSF-2	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,502	48.2625	54.05	81,183	1940	1940	0	0	0	35.00	65.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 1496 HX Base Yr													
540 SW KIRBY AVE, LAKE CITY													

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		52,769	
TOTAL MARKET OB/XF VALUE		3,952	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		98,721	
SOH/AGL Deduction		347	
ASSESSED VALUE		98,374	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		98,374	
TOTAL JUST VALUE		98,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		89,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/310	10/24/2022	WD	U	I	16	49,500
GRANTOR: KIRBY PATRICK V IND &						
GRANTEE: NUVIEW IRA CUSTODIA						
1478/308	10/22/2022	WD	U	I	16	49,500
GRANTOR: KIRBY STANLEY P III I						
GRANTEE: NUVIEW IRA CUSTODIA						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W34 S24 E14 S34 UOP= S4 E7 N4 W7\$ E20 N58\$.											