LOT 38 EMERALD FOREST PHASE 2.
767-878, 786-2028, DC 821-1808,

CARLTON IVA L
694 SW KIRBY AVE
LAKE CITY, FL 32024-0186

2026

11-4S-16-02919-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

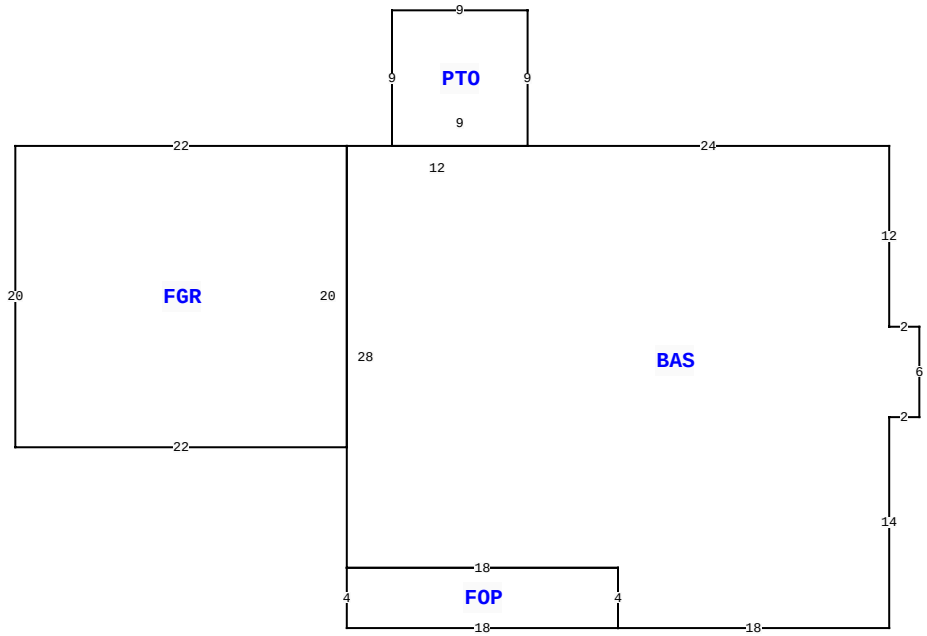
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	95,362
FGR	440	55		242	21,133
FOP	72	30		22	1,921
PTO	81	5		4	349
TOTALS	1,685			1,360	118,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	119.9520	134.35	182,716	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1092 HX Base Yr 2002



694 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		118,765
TOTAL MARKET OB/XF VALUE		3,090
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		156,855
SOH/AGL Deduction		60,114
ASSESSED VALUE		96,741
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,019
TOTAL JUST VALUE		156,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30665	MAINT/ALTR	30	12/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/2039	10/14/2022	LE	U	I	14	100
GRANTOR: CARLTON IVA L (ENH LI						
GRANTEE: CARLTON MICHAEL B (						
0920/1030	2/12/2001	WD	Q	I		79,000
GRANTOR: RITTER'S						
GRANTEE: IVA CARLTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N9 W9 S9 E9$ W12 FGR= W22 S20 E22 N20$ S28 FOP= S4 E18 N4 W18 $ E18 S4 E18 N14 E2 N6 W2 N12$.

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	15	90	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,090

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/09/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/10/2025 BY SYS