LOT 31 PINE WIND ESTATES S/D
UNIT 1. ORB 661-256, 762-067,
764-1133, 790-227, 801-1659

KIRBY KEVIN D
894 SW SILOAM ST
LAKE CITY, FL 32024

2026

11-5S-15-00431-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	07	07

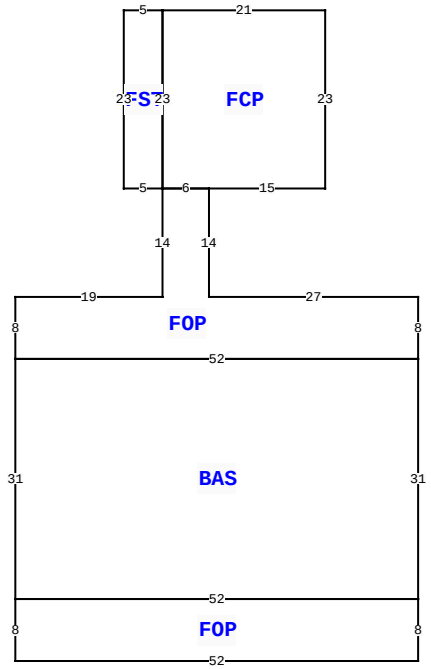
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 11515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	174,096
FCP	483	25		121	13,068
FOP	416	30		125	13,500
FOP	500	30		150	16,200
FST	115	55		63	6,804
TOTALS	3,126			2,071	223,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	125.2350	140.26	290,478	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 1612 HX Base Yr 2003



894 SW SILOAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,668
TOTAL MARKET OB/XF VALUE		35,760
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		299,428
SOH/AGL Deduction		144,874
ASSESSED VALUE		154,554
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,832
TOTAL JUST VALUE		299,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050850	Roof Replacement	18,810	09/18/2024
18719	SFR	295	09/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/2428	2/09/2001	QC	Q	V	03	6,500
GRANTOR: CHERYL CHARLES						
GRANTEE: KEVIN KIRBY						
0906/0892	7/14/2000	WD	Q	V		19,900
GRANTOR: VERNON L & JUDITH A E						
GRANTEE: KEVIN KIRBY & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N31 FOP= N8 W27 N14 FCP= E15 N23 W21 FST= W5 S23 E5 N23$ S23 E6$ W6 S14 W19 S8 E52$ W52 S31 FOP= S8 E52 N8 W52$ E52$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	5,273.00	UT	1.10	1.10	100	2002	2002	3	100	5,800	
3	0294	SHED WOOD/	0	100	36	64	2,304.00	UT	10.00	10.00	100	2013	2013	3	100	23,040	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0251	LEAN TO W/	0	100	14	30	420.00	UT	5.50	5.50	100	2016	2016	3	100	2,310	
7	0251	LEAN TO W/	0	100	14	30	420.00	UT	5.50	5.50	100	2016	2016	3	100	2,310	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 35,760

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 10/07/2024 BY JS Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS