LOT 2 COLUMBIA MEADOWS S/D. EX T
865-811, 865-812, WD 1056-355, W

KIRSCH REBECCA
261 SW PEACE DR
LAKE CITY, FL 32024

2026

11-5S-16-03564-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

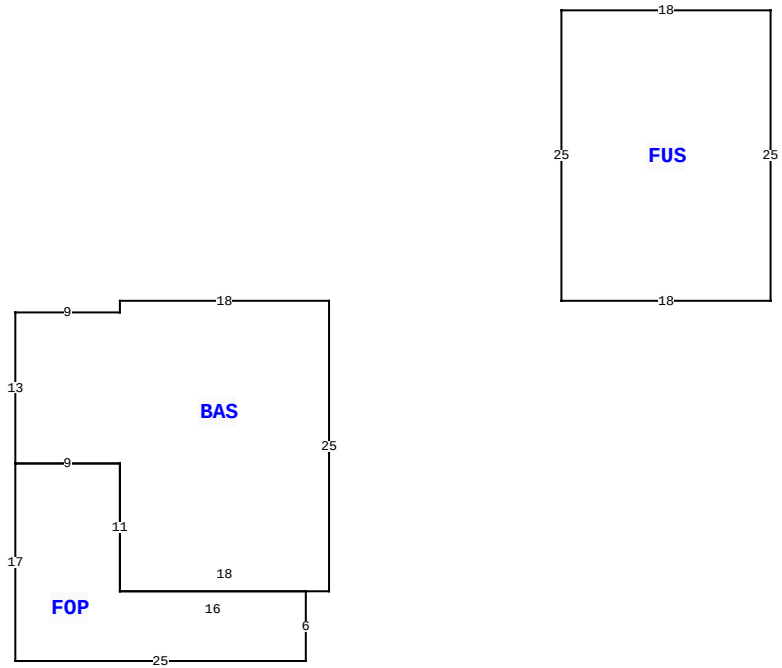
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 11516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	567	100		567	86,185
FOP	249	30		75	11,400
FUS	450	100		450	68,401
TOTALS	1,266			1,092	165,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	150.7968	168.89	184,428	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 1017 HX Base Yr 2024



261 SW PEACE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,985
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		180,985
SOH/AGL Deduction		0
ASSESSED VALUE		180,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,263
TOTAL JUST VALUE		180,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32827	SFR	402	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/2733	2/01/2022	WD	Q	I	01	168,000
GRANTOR: BAILEY CARRIE M GRECI						
GRANTEE: KIRSCH REBECCA						
1280/2182	9/02/2014	QC	U	V	11	100
GRANTOR: MARK A & TAMMY MAGSTA						
GRANTEE: CARIIE M GRECIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S1 W9 S13 FOP= S17 E25 N6 W16 N11 W9$ E9 S11 E18 N25$ PTR= E20 FUS= E18 N25 W18 S25$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	15,000							

REVIEW DATE 09/19/2019 BY BC Total Acres: 1.73 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/07/2025 BY SYS