

S 994.23 FT OF N 1655.49 FT OF W
PROB #77-114-CP & ORB 903-2300 T

BROWN CHARLES C/BROWN PAULINE H
900 SW KIRBY AVE
LAKE CITY, FL 32024

2026

14-4S-16-02977-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 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	02	02 100			
Kitchen Adjus	01	01 100			
Quality		06	06		
DOR CODE		5000	IMPROVED AG		
MAP NUM			MKT AREA		06
NEIGHBORHOOD/LOC		14416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	56,345
FOP	180	30		54	2,601
UOP	250	20		50	2,408
TOTALS	1,600			1,274	61,354

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,274	66.1500	74.09	94,391	1953	1953	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2001													
Heated Area: 1170													
HX Base Yr 2001													
The diagram shows a floor plan with three labeled areas: UOP (Unoccupied Outside Portion) at the top, BAS (Bare Area) in the center, and FOP (Footprint) at the bottom. UOP is a rectangle with a width of 25 and a height of 10. BAS is a larger rectangle with a width of 26 and a height of 26. FOP is a rectangle with a width of 15 and a height of 12. The dimensions are indicated by numbers along the lines of the rectangles.													

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