

W1/2 OF NW1/4 EX N 1655.49 FT, E
RD R/W DESC IN ORB 938-1061 & EX
RD R/W DESC IN ORB 971-2202. EX

BROCK KAREN
1186 SW KIRBY AVE
LAKE CITY, FL 32024

2026

14-4S-16-02977-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	942	100
FEP	56	80
FOP	72	30
UOP	56	20
TOTALS	1,126	1,020

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,020	59.3730	66.50	67,830	1948	1948	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016

Heated Area: 942

HX Base Yr 2016

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025

MLU

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3
2	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100			0.00	0.00	3.60	AC		1.00	1.00
2	6200	A	PASTURE 3	0			0.00	0.00	3.00	AC		1.00	1.00
3	9910	M	MKT. VAL. AG	0			0.00	0.00	3.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		44,090	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		56,100	
TOTAL MARKET VALUE		75,930	
SOH/AGL Deduction		31,999	
ASSESSED VALUE		43,931	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		18,931	
TOTAL JUST VALUE		100,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1461/428	3/04/2022	QC	P	I	98	100	
GRANTOR: BROCK KAREN							
GRANTEE: REYNOLDS JAMES R							
1305/1444	12/04/2015	PR	U	I	11	100	
GRANTOR: CHRISTINA NICHOLE MIL							
GRANTEE: KAREN BROCK (LIFE E							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 S39 E9 FEP= S7 E8 N7 W8\$ E8 UOP= S7 E8 N7 W8\$ E9 N31 FOP= N8W9 S8E9\$ W9 N8\$.													