COMM NW COR OF SW1/4 OF SW1/4, E POB, CONT E 275 FT TO W R/W OF N RD, S 11 DEG E 190 FT, W 275 FT,

KIRBY KEVIN
63555 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

19-2S-17-04736-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

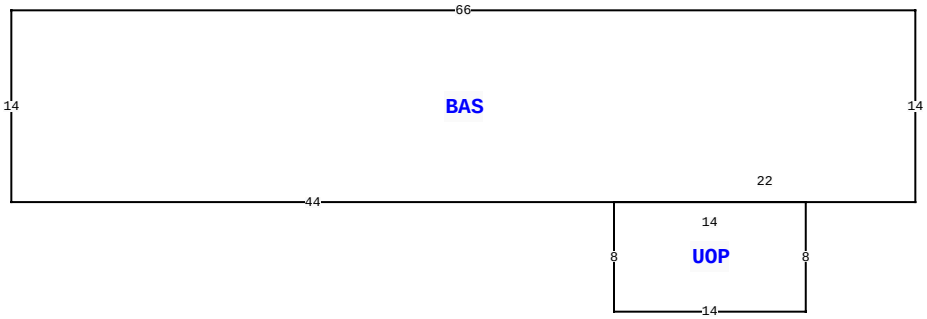
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,024
UOP	112	25		28	516
TOTALS	1,036			952	17,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	76.7720	46.06	43,849	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



3902 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2022 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,540
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,160
TOTAL MARKET VALUE	38,700
SOH/AGL Deduction	3,760
ASSESSED VALUE	34,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,940
TOTAL JUST VALUE	38,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1118/1027	5/03/2007	WD	Q	V	03	20,000
GRANTOR: J C MARSH & SONS						
GRANTEE: KEVIN KIRBY						
1066/0999	11/28/2005	WD	Q	V	03	161,000
GRANTOR: J C MARSH & SONS						
GRANTEE: KEVIN KIRBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E44 UOP= S8 E14 N8 W14$ E22 N14$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0					1.18	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,160							

REVIEW DATE 08/03/2015 BY DF Total Acres: 1.18 Total Land Value: 14,160 Market: 0 Agricultural: 0 Common: 14,160 PRINTED 11/18/2025 BY SYS