N1/2 OF NW1/4 OF SW1/4, EX BEG N OF SW1/4, RUN E 466.70 FT, S 466 466.70 FT, N 466.70 FT TO POB.

KIRBY CHAD/KIRBY KAYCEE
1181 SW MONTEGO AVE
LAKE CITY, FL 32024

2026

23-5S-15-00465-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

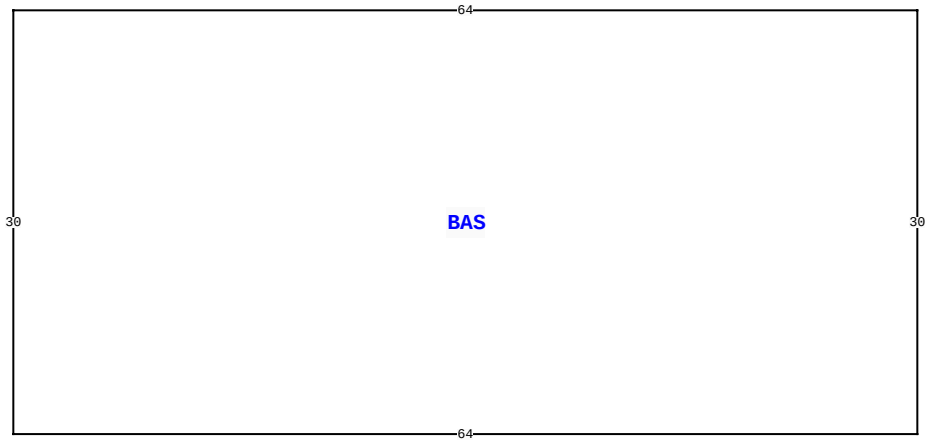
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	211,504
TOTALS	1,920			1,920	211,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,920	115.0000	118.45	227,424	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2021 Heated Area: 1920 HX Base Yr 2021



1563 SW MONTEGO AVE, 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		211,504
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		257,158
SOH/AGL Deduction		81,777
ASSESSED VALUE		175,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,659
TOTAL JUST VALUE		376,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043108	Mobile Home		11/05/2021
37776	TR/TRAILER	257	02/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1444	6/15/2020	WD	Q	V	03	74,000
GRANTOR: COLEMAN V BURLINGAME						
GRANTEE: CHAD & KAYCEE KIRBY						
1362/2034	6/18/2018	WD	U	V	12	45,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: COLEMAN V BURLINGAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S30 E64 N30$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	32	36	1,152.00	UT	7.00	7.00	100	2023	2022		100	8,064	
3	0060	CARPORT F	0	100	32	48	1,536.00	UT	10.00	10.00	100	2023	2022		100	15,360	

LAND DESCRIPTION

TOTAL OB/XF 30,424

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	100					14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	9910	M	MKT.VAL.AG	100					14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							

REVIEW DATE 04/20/2022 BY JB Total Acres: 15.00 Total Land Value: 15,230 Market: 126,000 Agricultural: 6,230 Common: 9,000 PRINTED 11/18/2025 BY SYS