

KIRBY DAPHINE/KIRBY SCOTT A
462 SW BEN OAKS GLN
LAKE CITY, FL 32024

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3										
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		31		VINYL SID 100		0201		02		2,356		113.9000		107.07		252,257		1998		1998		0		0		45.00		55.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		MANUF 1		0%		- 0				Heated Area: 2356														Tax Group: 3					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					138,741						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					8,200						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					105,000						
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					165,071						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					47,924						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					117,147						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				2 100																										BASE TAXABLE VALUE					117,147						
Stories		1.		1. 100																										TOTAL JUST VALUE					251,941						
Architectual Units		01		CONV 100																										NCON VALUE					0						
				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					251,941						
Quality		05		05																																					
DOR CODE		5000		IMPROVED AG																																					
MAP NUM				MKT AREA																															02						
NEIGHBORHOOD/LOC		30516.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,356		100				2,356		138,741																															
TOTALS		2,356						2,356		138,741																															
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		% COND		OB/XF MKT VALUE		NOTES											
1		0190		FPLC PF		0 0		0 0		1.00		UT		1,200.00		1,200.00		100		2008		2008		3		100		1,200													
2		9945		Well/Sept		0 0		0 0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000													