E DIV: COMM NE COR OF GOSS ADDIT
RUN N 41.75 FT TO N R/W MONROE S
E 55 FT FOR POB, RUN N 98.1 FT,

KIRBY HAROLD M/KIRBY JO ANN
863 SE MONROE ST
LAKE CITY, FL 32055

2026

33-3S-17-13014-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

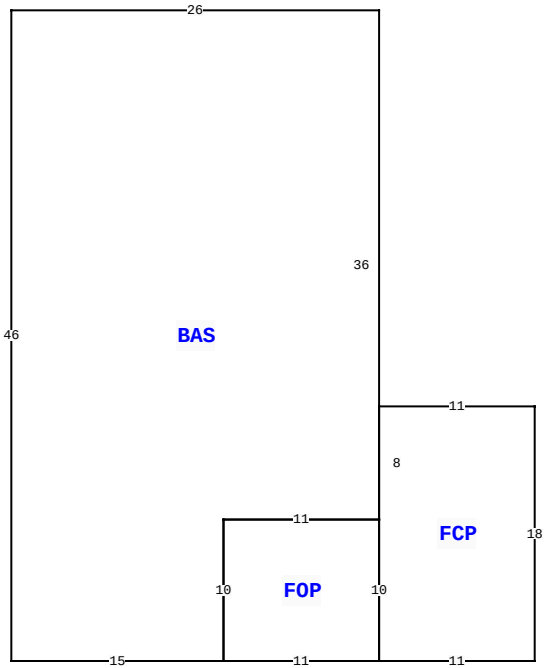
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100		1,086	92,749
FCP	198	25		50	4,271
FOP	110	30		33	2,818
TOTALS	1,394			1,169	99,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,169	117.3120	131.39	153,595	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1086 HX Base Yr



863 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		99,837
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		7,428
TOTAL MARKET VALUE		108,265
SOH/AGL Deduction		63,111
ASSESSED VALUE		45,154
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,154
TOTAL JUST VALUE		108,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1374/1482	12/17/2018	LE	U	I	14	100
GRANTOR: HAROLD M & JO ANN KIR						
GRANTEE: THOMAS KIRBY & TERE						
1361/2188	5/30/2018	LE	U	I	14	100
GRANTOR: HAROLD M & JO ANN KIR						
GRANTEE: THOMAS KIRBY & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S46 E15 FOP= E11 N10 W11 S10$ N10 E11 FCP= S10E11 N18 W11 S8$ N36 $.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	200.00	200.00	50	1993	1993	3	50	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	100		*RSF	-383.00	95.00	5,250.00	SF		1.00	1.00	1.00	0.95	0.95	4,988							
2	0700	C	MISC RES	100		*RSF	-383.00	95.00	2,568.00	SF		1.00	1.00	1.00	0.95	0.95	2,440							

REVIEW DATE 06/12/2018 BY DF Total Acres: 0.18 Total Land Value: 7,428 Market: 0 Agricultural: 0 Common: 7,428 PRINTED 11/18/2025 BY SYS