

THE E1/2 OF THE FOLLOWING:
COMM NE COR OF NW1/4 OF NE1/4, R
FOR POB, S 1311.80 FT TO S LINE

KIRBY GARLAND/KIRBY SHARON D
261 NW MISSION RIDGE CT
LAKE CITY, FL 32055

2026

36-3S-16-02611-203



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 36316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,842	100		2,842	365,936
FCP	234	25		58	7,468
FGR	506	55		278	35,795
FOP	104	30		31	3,992
FOP	764	30		229	29,486
FUS	420	100		420	54,080
FUS	644	100		644	82,922

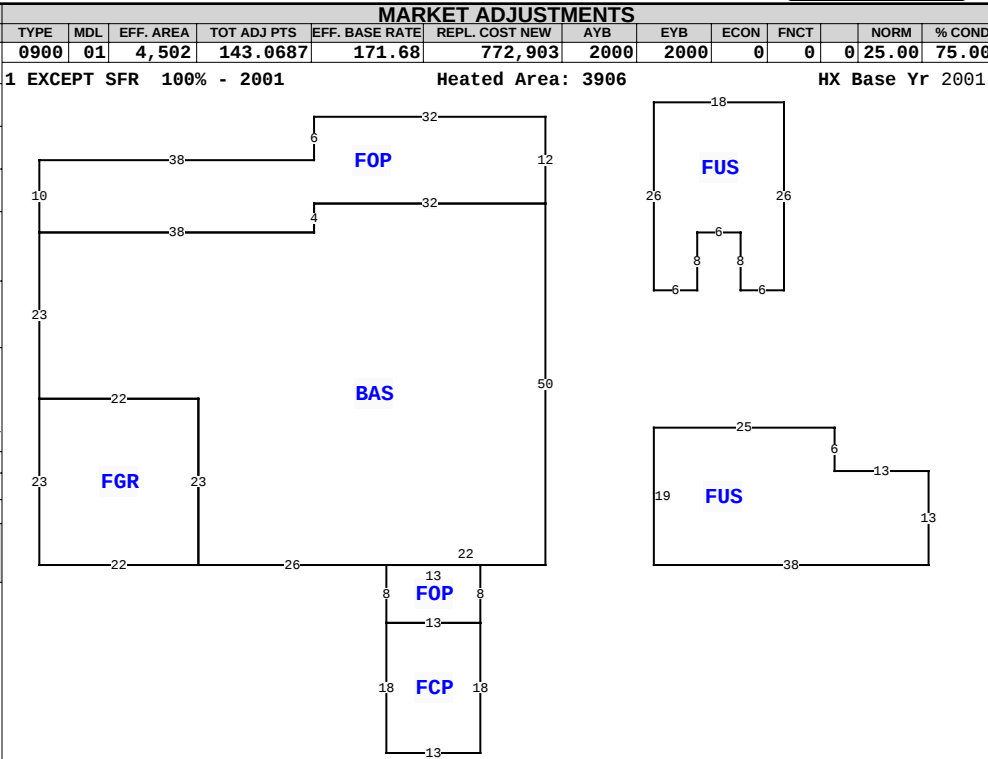
TOTALS 5,514 4,502 579,677

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1,171.00	UT	1.50	1.50	100	2000	2000	3	100	1,757	
3	0166	CONC, PAVMT	0	100	10	20	200.00	UT	2.00	2.00	100	2002	2002	3	100	400	
4	0040	BARN, POLE	0	100	20	55	1,100.00	UT	4.00	4.00	100	2002	2002	3	100	4,400	
5	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	100	2002	2002	3	100	1,800	
6	0261	PRCH, UOP	0	100	6	20	120.00	UT	4.50	4.50	100	2002	2002	3	100	540	
7	0251	LEAN TO W/	0	100	16	45	720.00	UT	2.00	2.00	100	2009	2009	3	100	1,440	
8	0251	LEAN TO W/	0	100	16	45	720.00	UT	2.00	2.00	100	2009	2009	3	100	1,440	
9	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,500	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	6.88	AC		1.00	1.00	1.00	6,500.00	6,500.00	44,720							



261 NW MISSION RIDGE CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/10/2025 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				579,677	
TOTAL MARKET OB/XF VALUE				14,477	
TOTAL LAND VALUE - MARKET				44,720	
TOTAL MARKET VALUE				638,874	
SOH/AGL Deduction				155,667	
ASSESSED VALUE				483,207	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				432,485	
TOTAL JUST VALUE				638,874	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				646,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052389	Roof Replacement	28,000	02/20/2025
19576	POOL	201	05/23/2002
16320	SFR	445	11/22/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0881/0090	5/21/1999	WD	Q	V		43,800	
GRANTOR: PHILLIPS'							
GRANTEE: KIRBY'S							
0840/1854	7/10/1997	TD	Q	V	01	0	
GRANTOR: RICHARD COLE & JANICE							
GRANTEE: JERRY & MARYDELL CO							

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N50 FOP= N12 W32 S 6 W38 S10 E38 N4 E32\$ W32 S4 W38 S23
FGR= S23 E22 N23 W22\$ E22 S23 E26 FOP= S8 FCP= S18 E13 N18
W13\$ E13 N8 W13\$ E22\$ PTR=E15 FUS= E38 N13 W13 N6 W25 S19\$
W15\$ PTR=E15 N38 FUS= E6 N8 E6 S8 E6 N26 W18 S26\$ S38 W15\$.