LOT 28 SEC 1 THREE RIVERS ESTATE
310-500, 595-137, 906-1257, LE 1

KIRBY MARK R/KIRBY CAROLE DENISE
719 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

00-00-00-00543-002

BUILDING CHARACTERISTICS

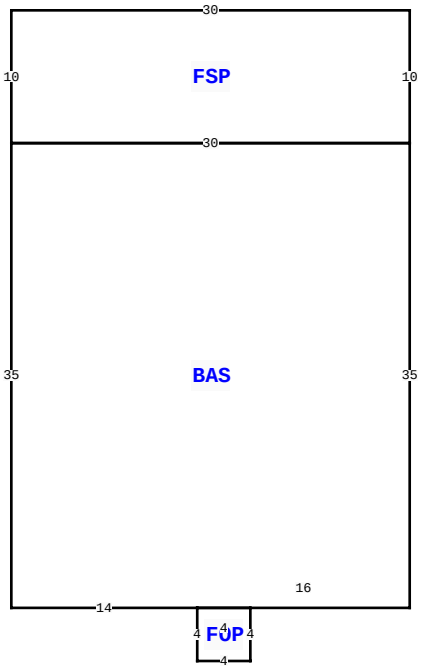
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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 02
NEIGHBORHOOD/LOC	100000.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	88,213
FOP	16	30		5	420
FSP	300	40		120	10,082
TOTALS	1,366			1,175	98,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	117.5040	129.25	151,869	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 33% - 0 Heated Area: 1050 HX Base Yr



696 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0296	SHED METAL	0	33	10	12	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
2	0084	DOCK-RIVER	0	33	0	0	852.00	UT	14.50	14.50	100	1985	1985	3	40	4,942	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,715
TOTAL MARKET OB/XF VALUE		5,362
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		196,477
SOH/AGL Deduction		23,390
ASSESSED VALUE		173,087
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		148,087
TOTAL JUST VALUE		196,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1730	2/14/2024	LE	U	I	14	100
GRANTOR: OSBORNE JAN K						
GRANTEE: OSBORNE JAN K (ENH						
1508/1727	2/14/2024	LE	U	I	14	100
GRANTOR: KIRBY MARK R						
GRANTEE: KIRBY MARK R (ENH L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W30 S10 E30$ BAS= W30 S35 E14 FOP= S4 E4 N4 W4$E16 N35$.

LAND DESCRIPTION

TOTAL OB/XF 5,362

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	0132	C	SFR RIVER	33		A-1	77.00	410.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400							

REVIEW DATE 03/03/2016 BY DF Total Acres: 0.72 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 11/17/2026 BY SYS