W DIV: LOT 2 BLOCK 2 COLUMBIA PARK S/D.

KIRBY MELVIN/SINGLETON VICKI MICHELLE
482 NW HILLSBORO ST
LAKE CITY, FL 32055

2027

00-00-00-12290-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 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 06

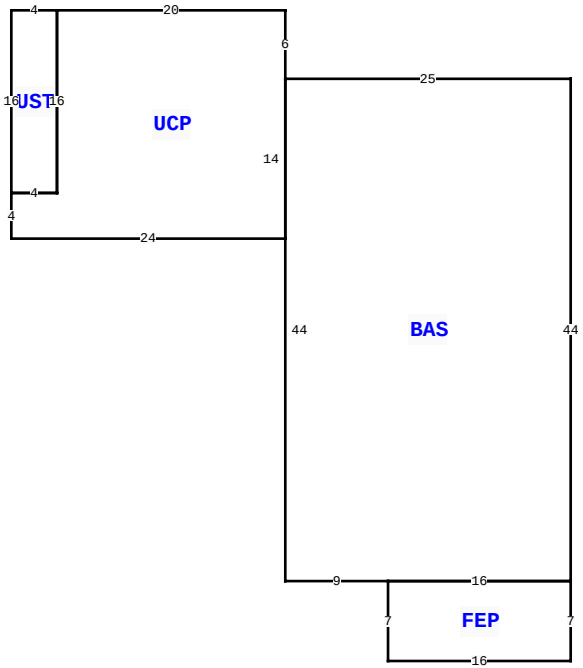
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	88,717
FEP	112	80		90	7,259
UCP	416	20		83	6,694
UST	64	45		29	2,339
TOTALS	1,692			1,302	105,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,302	112.8000	124.08	161,552	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1100 HX Base Yr



482 NW HILLSBORO ST, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 05/12/2026 MLU

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		105,009
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		10,672
TOTAL MARKET VALUE		116,081
SOH/AGL Deduction		80,825
ASSESSED VALUE		35,256
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		5,256
TOTAL JUST VALUE		116,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0436	12/29/2016	WD	U	I	11	100

GRANTOR: MELVIN KIRBY

GRANTEE: MELVIN KIRBY & VICK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UCP= N6 W20 UST= W4 S16 E4 N16$ S16 W4 S4 E24 N14$ S44 E9 FEP= S7 E16 N7 W16$ E16 N44$.

LAND DESCRIPTION

TOTAL OB/XF 400

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-3	0.00	0.00	7,115.00	SF		1.00	1.00	1.00	1.50	1.50	10,672							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.16 Total Land Value: 10,672 Market: 0 Agricultural: 0 Common: 10,672 PRINTED 11/17/2026 BY SYS