LOT 8 BLOCK B OLIVIA ADDITION NO
912-976, 953-579, & PART OF W1/2

KIRBY TRAVIS D
495 SE WALDRON TERR
LAKE CITY, FL 32025

2027

00-00-00-13496-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

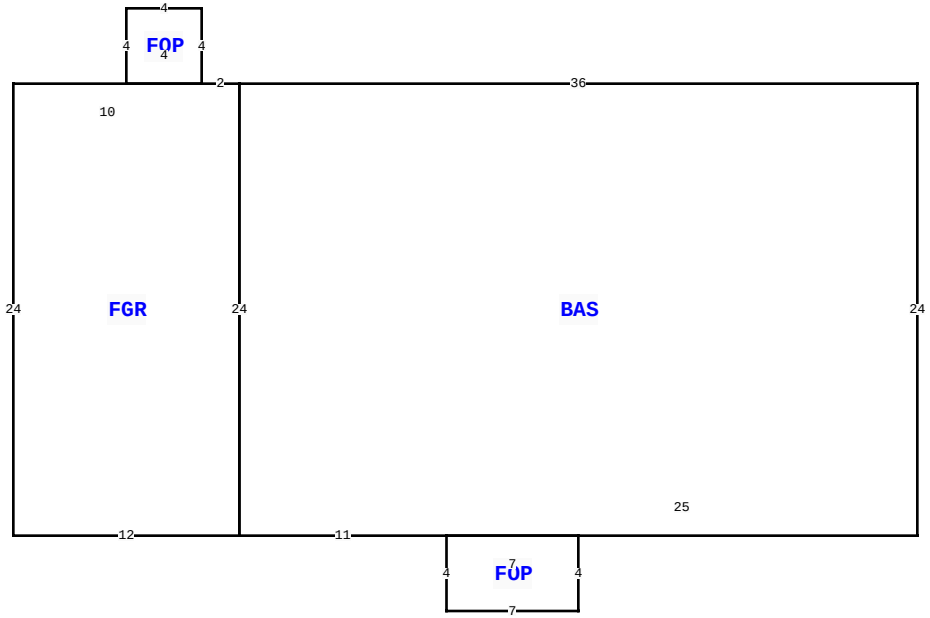
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	78,979
FGR	288	55		158	14,443
FOP	16	30		5	457
FOP	28	30		8	731
TOTALS	1,196			1,035	94,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,035	120.4320	132.48	137,117	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2003 Heated Area: 864 HX Base Yr 2003



495 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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	0166	CONC,PAVMT	0	100	0	0	759.00	UT	1.50	1.50	100	0	0	3	100	1,139	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		94,611
TOTAL MARKET OB/XF VALUE		2,739
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		106,850
SOH/AGL Deduction		29,477
ASSESSED VALUE		77,373
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,962
TOTAL JUST VALUE		106,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/2425	2/26/2014	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: TRAVIS D KIRBY						
0953/0579	5/08/2002	WD	Q	I		51,900
GRANTOR: RICHARD & MILDRED COB						
GRANTEE: TRAVIS D KIRBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FGR= W2 FOP= N4 W4S4 E4$ W10 S24 E12 N24$ S24 E11
FOP= S4 E7 N4 W7$ E25 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,739

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		*RO	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.23 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/17/2026 BY SYS