S DIV: S1/2 LOT 4 & LOTS 5 & 6 B
HILLS S/D.

KIRBY TIMOTHY T/KIRBY DENISE A
1226 S MARION AVE
LAKE CITY, FL 32025

2027

00-00-00-14282-000

BUILDING CHARACTERISTICS

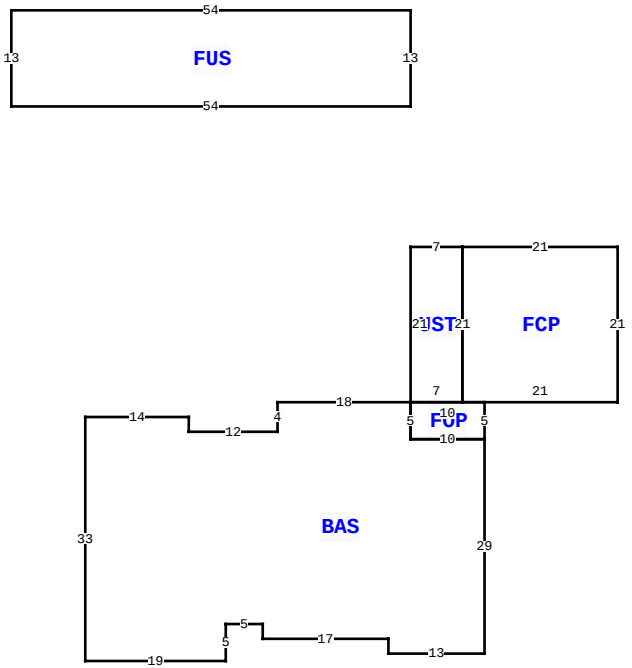
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100		1,675	137,531
FCP	441	25		110	9,032
FOP	50	30		15	1,232
FUS	702	100		702	57,640
UST	147	45		66	5,419
TOTALS	3,015			2,568	210,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,568	114.8364	126.32	324,390	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 2377 HX Base Yr 2002



1226 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		210,854
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		31,406
TOTAL MARKET VALUE		244,960
SOH/AGL Deduction		98,174
ASSESSED VALUE		146,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,375
TOTAL JUST VALUE		244,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/3063	6/16/2001	PR	Q	I	01	100
GRANTOR: TIMOTHY KIRBY AS PR						
GRANTEE: TIMOTHY & DENISE KI						
0928/3061	6/16/2001	WD	Q	I	01	40,000
GRANTOR: TIMOTHY & MARK KIRBY						
GRANTEE: TIMOTHY & DENISE KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S4 W12 N2 W14 S33 E19 N5 E5 S2 E17 S2 E13 N29 FOP= N5 W10 S5 E10$ W10 N5 UST= E7 FCP= E21 N21 W21 S21$ N21 W7 S21$PTR=N40 FUS= N13 W54 S13 E54$ S40$.

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	600.00	600.00	50	0	0	3	50	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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-2	125.00	201.00	25,125.00	SF		1.00	1.00	1.25	1.00	1.25	31,406							

REVIEW DATE 10/06/2016 BY DF Total Acres: 0.58 Total Land Value: 31,406 Market: 0 Agricultural: 0 Common: 31,406 PRINTED 11/17/2026 BY SYS