

A PORTION OF THIS AKA LOT 51 FRA UNR.
 BEG 315 FT E OF NW COR OF W1/2 O

KIRBY CAROLYN D
 477 SW CAROLYN LANE
 LAKE CITY, FL 32024

2026

01-2S-17-04659-016


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	01	NONE 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	936	100	
UOP	144	20	
UOP	504	20	
TOTALS	1,584		
		1,066	10,226

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,066	33.6600	38.37	40,902	1950	1950	0	0	40	35.00	25.00
1 SINGLE FAM			0% - 0	Heated Area: 936				HX Base Yr				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			10,226
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			12,380
TOTAL MARKET VALUE			22,806
SOH/AGL Deduction			0
ASSESSED VALUE			22,806
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			22,806
TOTAL JUST VALUE			22,806
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			22,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0580/0500	12/01/1985	WD	Q	V	01	6,000
GRANTOR:						
GRANTEE:						
0385/0521	8/01/1977	03	Q	V		2,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		3419 NE DREW RD, LAKE CITY														
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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/23/2021	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 S12 UOP= W6 S24 E6 N24\$ S24 E26 UOP= E14 N36 W14 S36\$ N36\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		00	0.00	0.00	2.20	AC		1.00	1.00	1.00	5,400.00	5,400.00	11,880							
2	9630	C	SWAMP	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	100.00	100.00	500							