

COMM AT INTERS OF E LINE OF SW1/
R/W OF S R 247, RUN SW ALONG R/W
POB, CONT SW 173 FT, NW 275.10 F

KASAK JOHN A
812 SW KIRBY AVE
LAKE CITY, FL 32024

2026

01-4S-16-02692-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 71,282 TOTAL MARKET VALUE 71,282 SOH/AGL Deduction 0 ASSESSED VALUE 71,282 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,282 TOTAL JUST VALUE 71,282 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 71,282											
DOR CODE 1000 VACANT COMMERCIAL																															
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 1416.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										838 SW STATE ROAD 247 , 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															
																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/23/2021 MLU														
																	SALES DATA														
																	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1521/568 8/14/2024 QC U I 11 100 GRANTOR: BURNS JOHN W III GRANTEE: KASAK JOHN A 1046/0578 5/09/2005 WD Q I 150,000 GRANTOR: MARY S MOODY GRANTEE: BURNS & KASAK														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	1000	C	VACANT COMME	0		RSF-1	0.00	0.00	31,653.00	SF		1.00	1.00	1.00	2.25	2.25	71,219														
2	9601	C	RETENTION AR	0			0.00	0.00	0.36	AC		1.00	1.00	1.00	175.00	175.00	63														
REVIEW DATE 08/21/2023 BY JB Total Acres: 1.09 Total Land Value: 71,282 Market: 0 Agricultural: 0 Common: 71,282 PRINTED 05/08/2026 BY SYS																															