NW1/4 OF NW1/4 EX S 5 AC & EX RR
472-210, 834-1946, QC 961-1536 T

KIRBY S PLATO JR AND BENETA T REVOCABLE TRUST DATE
2310 LAKE JOSEPHINE DR
SEBRING, FL 33875-8204

2026

03-7S-16-04121-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	183,600
TOTAL MARKET VALUE	8,568
SOH/AGL Deduction	0
ASSESSED VALUE	8,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,568
TOTAL JUST VALUE	183,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,100

XFOB:3:1: CONCORD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/2335	12/30/2013	TR	U	V	30	100
GRANTOR: S PLATO KIRBY JR REV						
GRANTEE: STANLEY P KIRBY 111						
1181/1612	9/28/2009	TD	U	V	11	17,500
GRANTOR: CLERK OF COURT						
GRANTEE: S PLATO KIRBY JR RE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.60	AC		1.00	1.00	1.00	280.00	280.00	8,568							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.60	AC		1.00	1.00	1.00	6,000.00	6,000.00	183,600							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 30.60 Total Land Value: 8,568 Market: 183,600 Agricultural: 8,568 Common: 0 PRINTED 05/08/2026 BY SYS