COMM NW COR OF NW1/4 OF NE1/4, S'LY R/W DOUBLE RUN RD, NE 58 DE 30.68 FT FOR POB, CONT NE 575.29

KIRSCH PROPERTIES
504 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

04-3S-17-04838-132

BUILDING CHARACTERISTICS

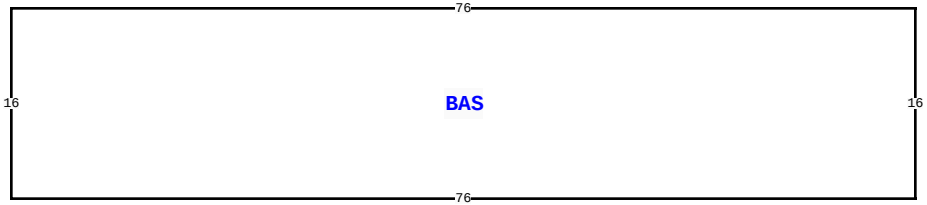
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	60,038
TOTALS	1,216			1,216	60,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	96.5295	89.77	109,160	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1216 HX Base Yr



164 NE CORAL DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,038
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	56,112
TOTAL MARKET VALUE	124,350
SOH/AGL Deduction	0
ASSESSED VALUE	124,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,350
TOTAL JUST VALUE	124,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055180	Storage Building	74,000	03/06/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2441	12/10/2025	WD	U	I	11	100
GRANTOR: CIVIS CHARLES EDWARD						
GRANTEE: KIRSCH PROPERTIES						
1541/529	5/14/2025	QC	U	I	11	100
GRANTOR: CIVIS DIANE MARIE						
GRANTEE: CIVIS CHARLES EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	0.70	8,000.00	5,600.00	56,112							

REVIEW DATE 08/06/2015 BY DF Total Acres: 10.02 Total Land Value: 56,112 Market: 0 Agricultural: 0 Common: 56,112 PRINTED 11/17/2026 BY SYS