

COMM NW COR OF NW1/4 OF NE1/4, S
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

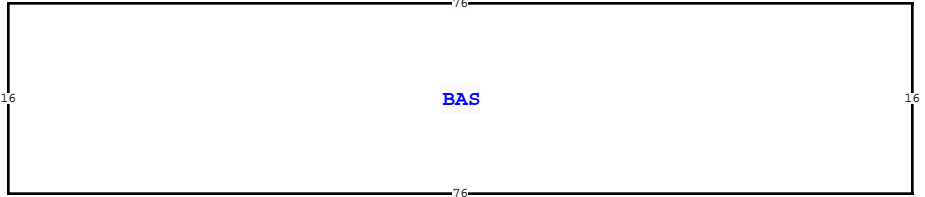
2026

04-3S-17-04838-132



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

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	90.74	110,340	1996	1996		0	0	45.00	55.00
1 MANUF 1			0% - 2026	Heated Area: 1216				HX Base Yr				



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	60,687
TOTALS	1,216			1,216	60,687

164 NE CORAL DR, LAKE CITY

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

EXTRA FEATURES																
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	0190	FPLC PF	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 8,200

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		60,687	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		56,112	
TOTAL MARKET VALUE		124,999	
SOH/AGL Deduction		0	
ASSESSED VALUE		124,999	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		124,999	
TOTAL JUST VALUE		124,999	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,478	

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\$.