

COMM SW COR OF NW1/4, N 6.07 FT  
E ALONG R/W 268.07 FT FOR POB, C  
N 209.50 FT, W 222.68 FT, S 209.

KIRKMAN DONALD S/KIRKMAN LISA  
6869 SW COUNTY RD 240  
LAKE CITY, FL 32024

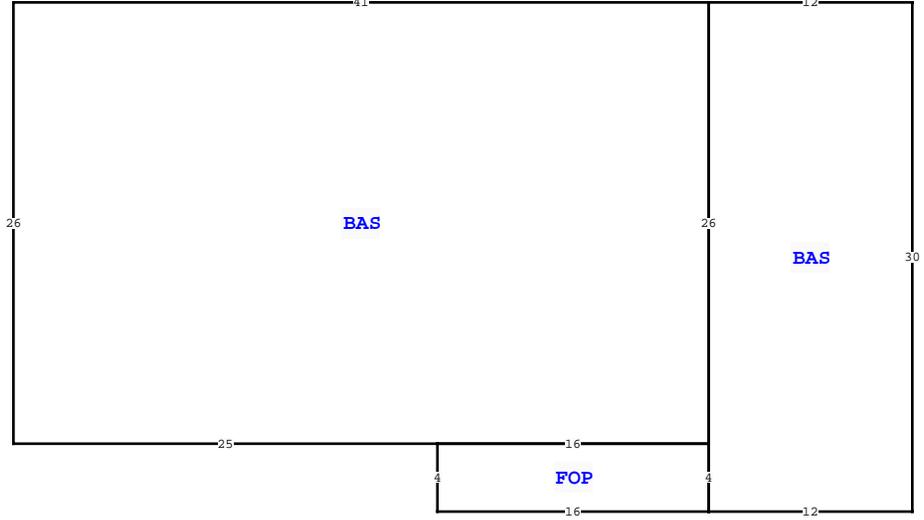
2026

10-5S-16-03522-013



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	360	100	
BAS	1,066	100	
FOP	64	30	
TOTALS	1,490		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 0										
Heated Area: 1426 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		125,813	
TOTAL MARKET OB/XF VALUE		6,654	
TOTAL LAND VALUE - MARKET		16,050	
TOTAL MARKET VALUE		148,517	
SOH/AGL Deduction		46,329	
ASSESSED VALUE		102,188	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		50,777	
TOTAL JUST VALUE		148,517	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,452	

BLDG:1:1: 1992 DOR STUDY  
SALE:1:1: 1.07 ACRES & NEW HOUSE  
LAND:1:1: 1992 DOR STUDY FRONTS HWY 240-NEAR COLUM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0710/0434	2/08/1990	WD	U	V		5,300
GRANTOR: MERRILL WILLIAMS						
GRANTEE: DONALD KIRKMAN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 S26 E25 FOP= S4 E16 N4 W16\$ E16 BAS= S4 E12 N30 W12 S26\$ N26\$.	

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
1	0166	CONC, PAVMT	0	100	20	10	200.00	UT	1.40	100	0	0
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2007	2007
3	0252	LEAN-TO W/	0	100	10	22	220.00	UT	2.50	100	2007	2007
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2007	2007
5	0296	SHED METAL	0	100	24	12	288.00	UT	14.00	75	2007	2007
TOTALS												

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
1	0100	C	SFR	100		A-1	222.00	209.00	1.07	AC		1.00
TOTAL OB/XF 6,654												