COMM AT SW COR OF SE1/4 OF SEC E
FOR POB, N 1021.24 FT, E 277.22
75 FT, S 721.24 FT, W 200 FT TO

PARK NATALIE KIRBY/SPRADLEY NATASHA KIRBY
5673 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

11-4S-16-02904-000

BUILDING CHARACTERISTICS

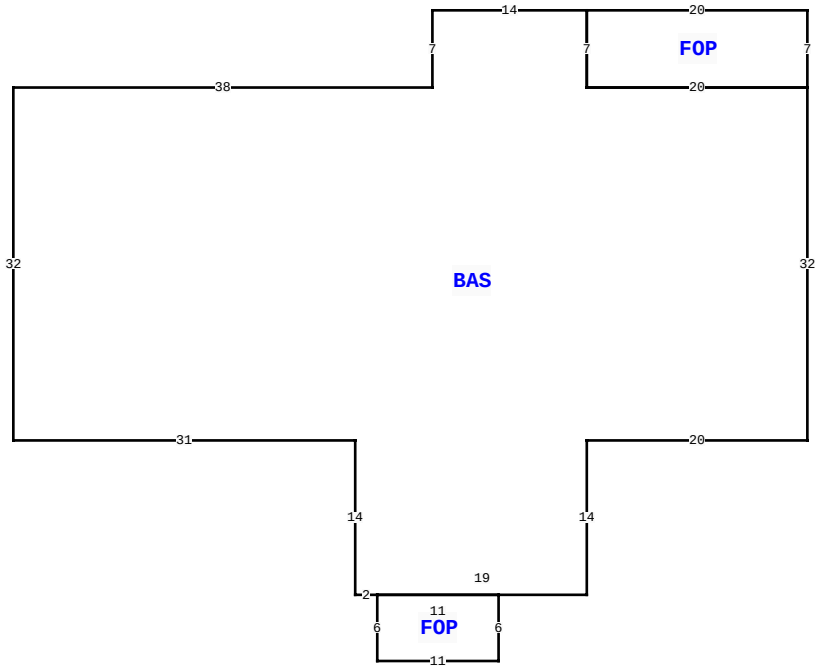
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,696	100		2,696	111,578
FOP	66	30		20	828
FOP	140	30		42	1,738
TOTALS	2,902			2,758	114,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,758	83.6122	91.97	253,653	1955	1955	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2026 Heated Area: 2696 HX Base Yr



477 SW CAROLYN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,144
TOTAL MARKET OB/XF VALUE	10,420
TOTAL LAND VALUE - MARKET	12,236
TOTAL MARKET VALUE	128,074
SOH/AGL Deduction	0
ASSESSED VALUE	128,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,074
TOTAL JUST VALUE	136,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16016	PUMP/UTPOL	30	09/08/1999
10167	PUMP/UTPOL	30	09/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1944	5/07/2026	PB	U	I	18	0

GRANTOR: CLERK OF COURT (KIRBY

GRANTEE: PARK NATALIE KIRBY

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N7 W20 S7 E20$ BAS= W20 N7 W14 S7 W38 S32 E31 S14 E2
FOP= S6 E11 N6 W11$ E19 N14 E20 N32$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0030	BARN,MT	0	0	24	30	720.00	UT	11.00	11.00	100	2019	2019	3	100	7,920	
6	0296	SHED METAL	0	0	24	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 10,420

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,300.00	2,300.00	2,300							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.32	AC		1.00	1.00	1.00	280.00	280.00	1,210							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.32	AC		1.00	1.00	1.00	2,300.00	2,300.00	9,936							

REVIEW DATE 01/08/2024 BY KS Total Acres: 5.32 Total Land Value: 3,510 Market: 9,936 Agricultural: 1,210 Common: 2,300 PRINTED 11/17/2026 BY SYS