LOT 22 HUNTINGTON AT WOODCREST S
COR OF SAID LOT 22, RUN W 123 FT
145.86 FT TO E LINE OF LOT, N 78

VASQUEZ SEAN I/VASQUEZ KRYSTAL V
525 SW KIRBY AVE
LAKE CITY, FL 32024

2027

11-4S-16-02905-222

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

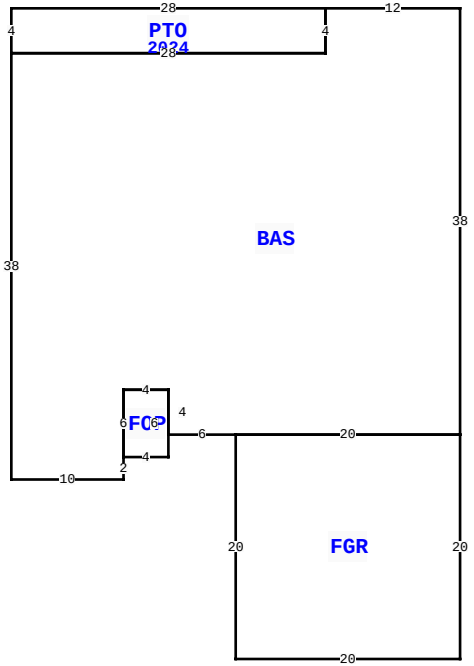
NEIGHBORHOOD/LOC 11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100		1,432	148,914
FGR	400	55		220	22,878
FOP	24	30		7	728
PTO	112	5	2024	6	624
TOTALS	1,968			1,665	173,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	113.9000	125.29	208,608	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2014 Heated Area: 1432 HX Base Yr 2014



525 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	908.00	UT	3.00	3.00	100	2008	2008	3	100	2,724	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,145
TOTAL MARKET OB/XF VALUE		2,724
TOTAL LAND VALUE - MARKET		36,225
TOTAL MARKET VALUE		212,094
SOH/AGL Deduction		72,876
ASSESSED VALUE		139,218
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,807
TOTAL JUST VALUE		212,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054233	Roof Replacement	14,514	10/14/2025
000046516	Solar Power Syste	30,398	02/14/2023
26595	SFR	523	01/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/1797	1/22/2013	WD	U	I	38	124,100
GRANTOR: FRANK & DONNA WHITE						
GRANTEE: SEAN I & KRYSTAL V						
1153/2614	7/01/2008	WD	Q	I		159,900
GRANTOR: SOUTHEAST DEVELOPERS						
GRANTEE: FRANK & DONNA WHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S4 W28 S38 E10 N2 N6 E4 S4 E6 E20 N38 $
FGR=[ORIG=-20,38] S20 E20 N20 W20 $
FOP=[ORIG=-30,40] E4 N6 W4 S6 $
PTO=[YR=2024;ORIG=-40,0] E28 S4 W28 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,724

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.04	35,000.00	36,225.00	36,225							

REVIEW DATE 01/08/2024 BY KS Total Acres: 1.07 Total Land Value: 36,225 Market: 0 Agricultural: 0 Common: 36,225 PRINTED 11/17/2026 BY SYS