LOT 23 HUNTINGTON AT WOODCREST S
COR OF LOT 24 RUN E 284.28 FT TO
24, RUN S 28.00 FT, RUN W 285.51

ROBINSON ALTHEA LUCINDA
561 SW KIRBY AVE
LAKE CITY, FL 32024

**2027**

**11-4S-16-02905-223**

## BUILDING CHARACTERISTICS

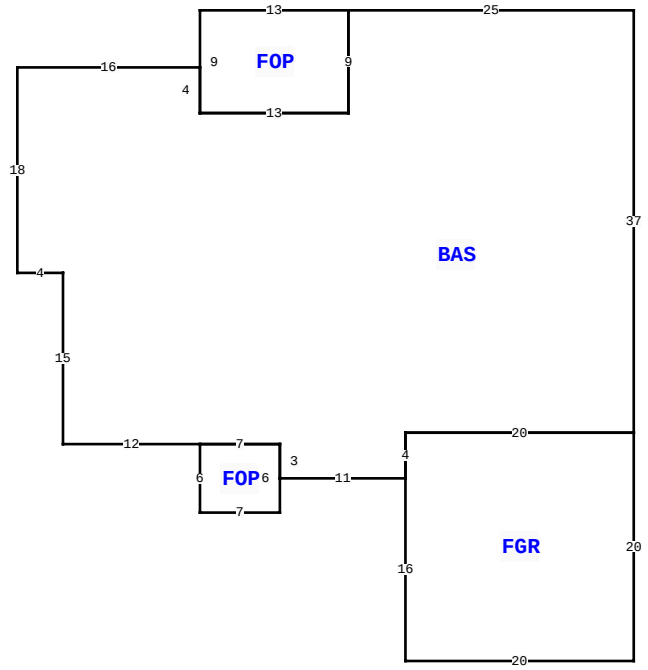
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 06 | 06 |
| 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 | 1,808 | 100 | | 1,808 | 192,911 |
| FGR | 400 | 55 | | 220 | 23,473 |
| FOP | 42 | 30 | | 13 | 1,387 |
| FOP | 117 | 30 | | 35 | 3,734 |
| TOTALS | 2,367 | | | 2,076 | 221,506 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,076 | 118.2951 | 130.12 | 270,129 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1808 HX Base Yr 2021




561 SW KIRBY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2023 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 | 1,350.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 4,050 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 221,506 |
| TOTAL MARKET OB/XF VALUE | 5,250 |
| TOTAL LAND VALUE - MARKET | 49,000 |
| TOTAL MARKET VALUE | 275,756 |
| SOH/AGL Deduction | 49,598 |
| ASSESSED VALUE | 226,158 |
| TOTAL EXEMPTION VALUE | HX HB 13 226,158 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 275,756 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 279,790 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051622 | Roof Replacement | 16,920 | 11/25/2024 |
| 25692 | SFR | 584 | 04/03/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1403/0263 | 1/10/2020 | WD | Q | I | 01 | 238,000 |
| GRANTOR: EARL J NORTH JR | | | | | | |
| GRANTEE: ALTHEA LUCINDA ROBI | | | | | | |
| 1157/0104 | 8/20/2008 | WD | Q | I | | 220,000 |
| GRANTOR: CYPRESS HOMES & LAND | | | | | | |
| GRANTEE: EARL J NORTH JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FOP= W13 S9 E13 N9$ S9 W13 N4 W16 S18 E4 S15 E12
FOP= S6 E7 N6 W7$ E7 S3 E11 FGR= S16 E20 N20 W20 S4 $ N4 E20
N37$.

## LAND DESCRIPTION

TOTAL OB/XF 5,250

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.75 | 28,000.00 | 49,000.00 | 49,000 | | | | | | | |

REVIEW DATE 01/08/2024 BY KS Total Acres: 2.73 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 11/17/2026 BY SYS