LOT 24 HUNTINGTON AT WOODCREST S
DESC IN ORB 970-2131.

KING LYNNE
595 SW KIRBY AVE
LAKE CITY, FL 32024

**2027**

**11-4S-16-02905-224**

## BUILDING CHARACTERISTICS

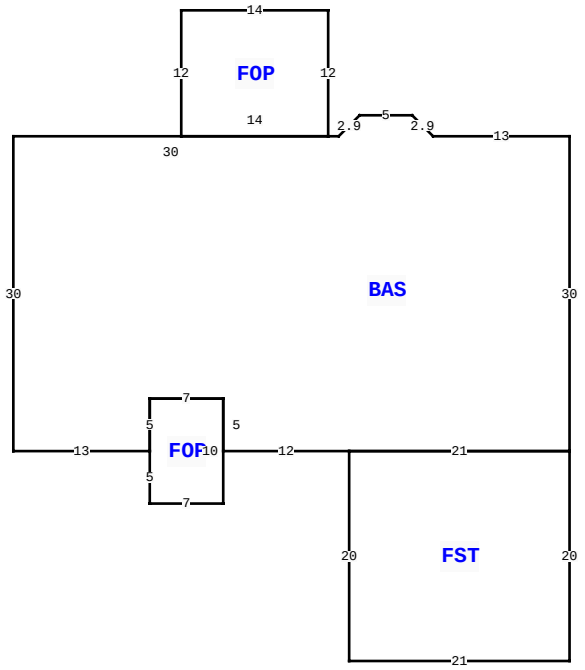
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 06 |
| NEIGHBORHOOD/LOC | 11416.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,569 | 100 | | 1,569 | 143,348 |
| FOP | 70 | 30 | | 21 | 1,919 |
| FOP | 168 | 30 | | 50 | 4,568 |
| FST | 420 | 55 | | 231 | 21,105 |
| TOTALS | 2,227 | | | 1,871 | 170,939 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,871 | 111.9380 | 123.13 | 230,376 | 2001 | 2001 | 0 | 0 | 0 | 25.80 | 74.20 |

1 SINGLE FAM 100% - 2002 Heated Area: 1569 HX Base Yr 2002




595 SW KIRBY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/03/2025 MLU |
| XF DATE | | LAND DATE | |
| 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 | 1,392.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 2,088 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 2001 | 2001 | 3 | 100 | 400 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 130.00 | UT | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 100 | 845 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 170,939 |
| TOTAL MARKET OB/XF VALUE | | 3,633 |
| TOTAL LAND VALUE - MARKET | | 39,375 |
| TOTAL MARKET VALUE | | 213,947 |
| SOH/AGL Deduction | | 71,740 |
| ASSESSED VALUE | | 142,207 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 85,796 |
| TOTAL JUST VALUE | | 213,947 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 217,057 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046860 | Roof Replacement | 16,305 | 03/29/2023 |
| 18168 | SFR | 280 | 04/13/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1316/2476 | 6/14/2016 | WD | U | I | 30 | 100 |
| GRANTOR: DANIEL W CLARK | | | | | | |
| GRANTEE: DANIEL W CLARK & LY | | | | | | |
| 0970/2131 | 12/18/2002 | WD | Q | V | 03 | 1,500 |
| GRANTOR: DANIEL W & DEBRA M CL | | | | | | |
| GRANTEE: PETER W GIEBEIG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 U2 L2 W5 L2 D2 W1 FOP= N12 W14 S12 E14$ W30 S30 E13 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FST= S20 E21 N20 W21$ E21 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 3,633

| 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 | 1.13 | 35,000.00 | 39,375.00 | 39,375 | | | | | | | |

REVIEW DATE 05/03/2023 BY KS Total Acres: 1.38 Total Land Value: 39,375 Market: 0 Agricultural: 0 Common: 39,375 PRINTED 11/17/2026 BY SYS