LOT 1 WOODCREST S/D UNIT 2.

803-1853, 912-1224, 964-2421, 98

KIRBY CLIFFORD J
413 SW KIRBY AVE
LAKE CITY, FL 32024

2027

11-4S-16-02905-301

BUILDING CHARACTERISTICS

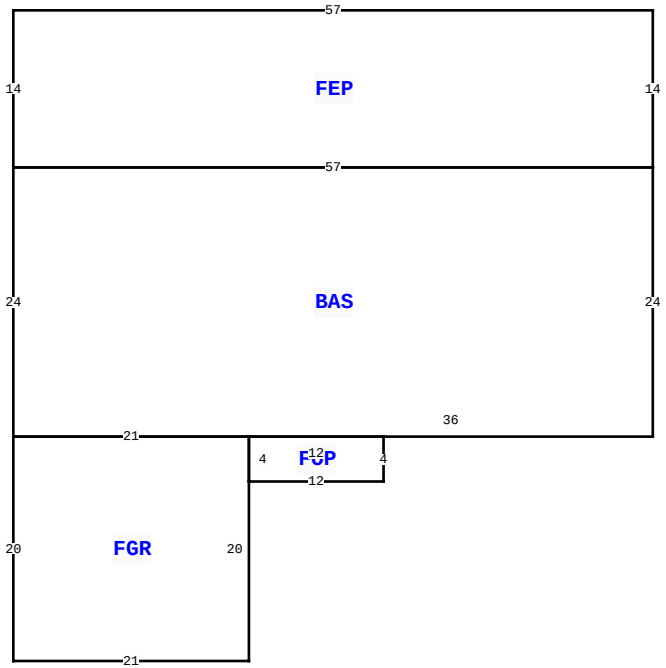
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,368	100		1,368	125,305
FEP	798	80		638	58,439
FGR	420	55		231	21,159
FOP	48	30		14	1,283
TOTALS	2,634			2,251	206,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	113.8780	125.27	281,983	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2015 Heated Area: 1368 HX Base Yr 2015



413 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	906.00	UT	1.50	1.50	100	2000	2000	3	100	1,359	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2004	2004	3	43	11,799	
3	0282	POOL ENCL	0	100	27	36	972.00	UT	15.00	15.00	100	2004	2004	3	40	5,832	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,900	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	10,400.00	10,400.00	100	2024	2023		100	10,400	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,186
TOTAL MARKET OB/XF VALUE	34,620
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	275,806
SOH/AGL Deduction	86,169
ASSESSED VALUE	189,637
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	138,226
TOTAL JUST VALUE	275,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21458	POOL	115	01/29/2004
16789	SFR	235	03/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/1168	3/18/2014	WD	Q	I	01	170,000
GRANTOR: CARMINE J & PAULA L P						
GRANTEE: CLIFFORD KIRBY (MAR						
0982/2483	5/02/2003	WD	Q	I	03	88,000
GRANTOR: SEC OF VET AFFAIRS						
GRANTEE: CARMINE J & PAULA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S24 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E36 N24$ FEP= N14 W57 S14 E57$.

LAND DESCRIPTION

TOTAL OB/XF 34,620

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY JB Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS