

LOT 3 WOODCREST S/D UNIT 2.
803-1853, 891-108, CT 1010-444,

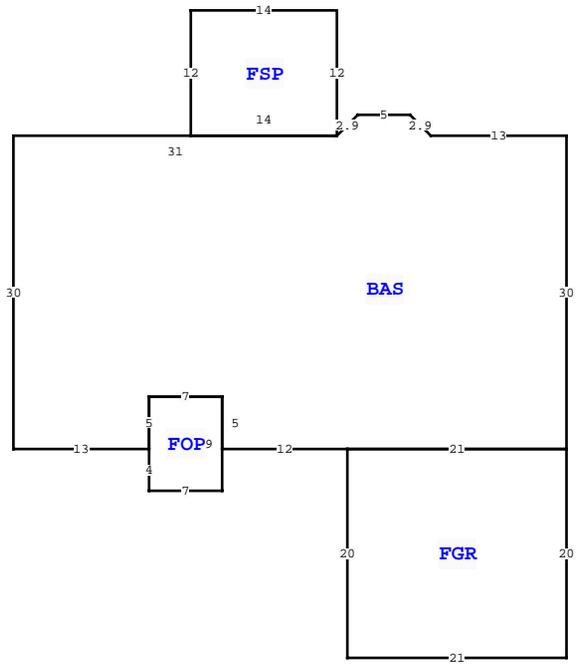
KIRBY LIZA BEATRICE/KIRBY CLIFTON MICHAEL
363 SW KIRBY AVE
LAKE CITY, FL 32024

2026

11-4S-16-02905-303
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	90
Interior Floor	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
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
BAS	1,569	100	
FGR	420	55	
FOP	63	30	
FSP	168	40	
TOTALS	2,220		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 1569						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			211,966
TOTAL MARKET OB/XF VALUE			7,688
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			254,654
SOH/AGL Deduction			0
ASSESSED VALUE			254,654
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			153,243
TOTAL JUST VALUE			254,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15758	SFR	265	07/09/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1998	9/09/2024	WD	Q	I	01	289,000
GRANTOR: RITZMAN TERRANCE J						
GRANTEE: KIRBY LIZA BEATRICE						
1410/2076	4/29/2020	WD	Q	I	01	196,900
GRANTOR: ROLF R & BARBARA A BU						
GRANTEE: TERRANCE J & KIMBER						

EXTRA FEATURES		363 SW KIRBY AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0294	SHED WOOD/	0 100
3	0252	LEAN-TO W/	0 100
4	0169	FENCE/WOOD	0 100

L N	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	1,925.00	UT	1.50	1.50	100	1999	1999	3	100	2,888	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	4,050.00	4,050.00	100	2024	2023		100	4,050	
TOTAL OB/XF 7,688																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 U2 L2 W5 L2 D2 FSP= N12 W14 S12 E14\$ W31 S30 E13 FOP= S4 E7 N9 W7 S5 \$ N5 E7 S5 E12 FGR= S20 E21 N20 W21\$ E21 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,688																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							