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

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

2027

11-4S-16-02905-303

BUILDING CHARACTERISTICS

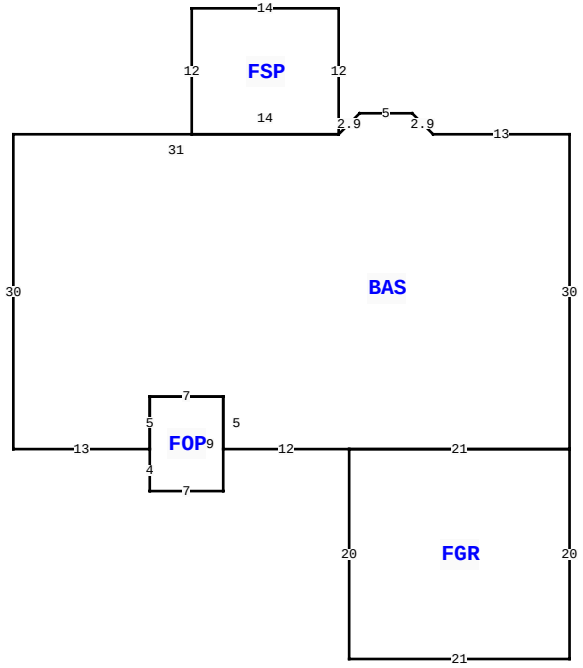
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	170,153
FGR	420	55		231	25,051
FOP	63	30		19	2,061
FSP	168	40		67	7,266
TOTALS	2,220			1,886	204,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,886	117.0180	128.72	242,766	1999	2010	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2026 Heated Area: 1569 HX Base Yr 2026



363 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	204,530
TOTAL MARKET OB/XF VALUE	7,688
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	247,218
SOH/AGL Deduction	0
ASSESSED VALUE	247,218
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	145,807
TOTAL JUST VALUE	247,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,936

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 BEATRISE						
1410/2076	4/29/2020	WD	Q	I	01	196,900
GRANTOR: ROLF R & BARBARA A BU						
GRANTEE: TERRANCE J & KIMBER						

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$.

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	1,925.00	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	

LAND DESCRIPTION

TOTAL OB/XF 7,688

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 10/30/2024 BY TP Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS