LOT 4 WOODCREST S/D UNIT 2.

803-1853, 922-305, WD 1013-875,

PARKER ANDREA NOELLE
339 SW KIRBY AVE
LAKE CITY, FL 32024

2027

11-4S-16-02905-304

BUILDING CHARACTERISTICS

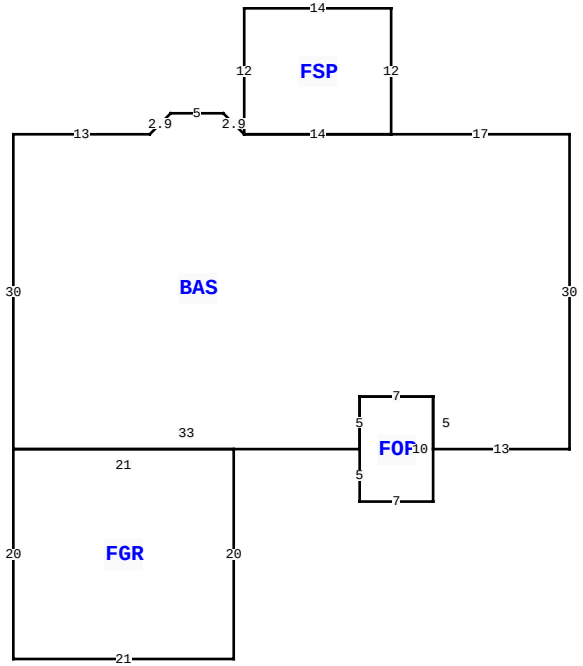
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,569	100		1,569	191,077
FGR	420	55		231	28,132
FOP	70	30		21	2,557
FSP	168	40		67	8,160
TOTALS	2,227			1,888	229,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	123.7005	136.07	256,900	2001	2015	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2023 Heated Area: 1569 HX Base Yr 2023



339 SW KIRBY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,926
TOTAL MARKET OB/XF VALUE	16,778
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	281,704
SOH/AGL Deduction	196,554
ASSESSED VALUE	85,150
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	33,739
TOTAL JUST VALUE	281,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050370	Roof Replacement	13,020	07/17/2024
17516	SFR	2	10/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1792	8/01/2022	WD	Q	I	01	285,000
GRANTOR: LINDA HAZEN REVOCABLE						
GRANTEE: PARKER ANDREA NOELL						
1409/0014	2/18/2020	WD	U	I	11	100
GRANTOR: LINDA F HAZEN						
GRANTEE: LINDA F HAZEN TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W14 S12 E14$ W14 U2 L2 W5 L2 D2 W13 S30
FGR= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E13
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	1,585.00	UT	1.50	1.50	100	2001	2001	3	100	2,378	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2024	2023		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 16,778

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 07/31/2024 BY JS Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS