LOT 6 WOODCREST S/D UNIT 2.
803-1853, 900-531, WD 1028-675,

GRISWOLD JASON BRYANT/GRISWOLD HOPE NICOLE
291 SW KIRBY AVE
LAKE CITY, FL 32024

2027

11-4S-16-02905-306

BUILDING CHARACTERISTICS

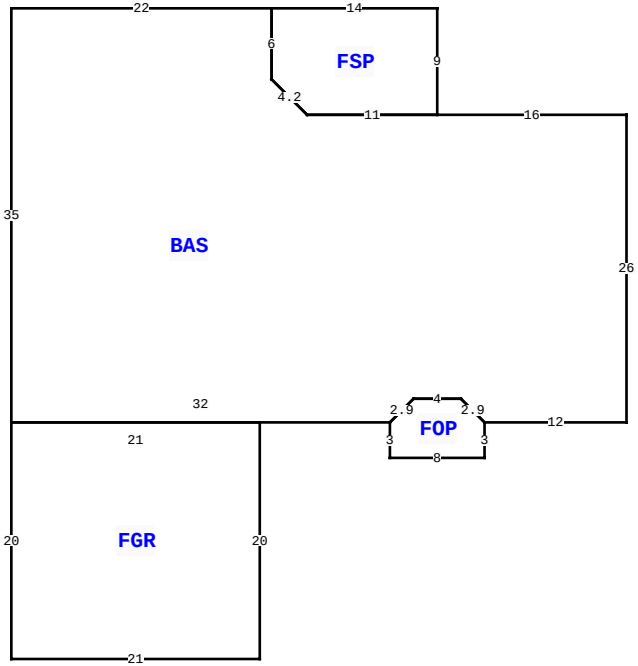
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,543	100		1,543	175,539
FGR	420	55		231	26,279
FOP	36	30		11	1,252
FSP	122	40		49	5,575
TOTALS	2,121			1,834	208,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	136.0800	149.69	274,531	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2005 Heated Area: 1543 HX Base Yr 2005



291 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	1,623.00	UT	2.00	2.00	100	2001	2001	3	100	3,246	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,644
TOTAL MARKET OB/XF VALUE		8,646
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		252,290
SOH/AGL Deduction		97,090
ASSESSED VALUE		155,200
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,789
TOTAL JUST VALUE		252,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17914	SFR	355	02/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0675	10/15/2004	WD	Q	I		135,000
GRANTOR: RITTER						
GRANTEE: GRISWOLD						
0900/0531	4/06/2000	WD	Q	V		15,400
GRANTOR: P GIEBEIG						
GRANTEE: RICHARD & ANN RITTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N9 W14 S6 D3 R3 E11$ W11 L3 U3 N6 W22 S35
FGR= S20 E21 N20 W21$ E32 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $
U2 R2 E4 R2 D2 E12 N26$.

LAND DESCRIPTION

TOTAL OB/XF 8,646

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