

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2015		282,794	2001	2001	0	0	24.00	76.00

Heated Area: 1893 HX Base Yr 2015

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		214,923
TOTAL MARKET OB/XF VALUE		4,080
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		254,003
SOH/AGL Deduction		94,350
ASSESSED VALUE		159,653
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,242
TOTAL JUST VALUE		254,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,831

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	1,893	100		1,893	180,022
FGR	440	55		242	23,014
FOP	70	30		21	1,997
FOP	346	30		104	9,891
TOTALS	2,749			2,260	214,923

263 SW KIRBY AVE, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18103	SFR	274	03/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1185	5/29/2014	WD Q	Q	I	01	165,000
GRANTOR: MATTHEW C & THOMAS W						
GRANTEE: ROBERT R FILIPSKI						
1179/1784	8/25/2009	WD Q	Q	I	01	151,000
GRANTOR: WILLIAM D & ELAINE C						
GRANTEE: MATTHEW C & THOMAS						

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	UT	1.50	1.50	100	2001	2001	3	100	2,940	
2	0296	SHED METAL	0	100	6	8	UT	5.00	5.00	100	2001	2001	3	100	240	
3	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	100	2001	2001	3	100	900	

EXTRA FEATURES																
TOTAL OB/XF 4,080																

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W16 S15 W14 S31 E13 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12																
FGR= S20 E22 N20 W22 \$ E22 N31 FOP= N15 W24 S15 E1 R2 U2 E5																
D2 R2 E14\$ W14 L2 U2 W5 D2 L2 W1 N15\$.																

LAND DESCRIPTION																								
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							