LOT 7 WOODCREST S/D UNIT 2.

803-1853, 925-1290, WD 1093-1975

FILIPSKI ROBERT R
263 SW KIRBY AVE
LAKE CITY, FL 32024-4102

2027

11-4S-16-02905-307

BUILDING CHARACTERISTICS

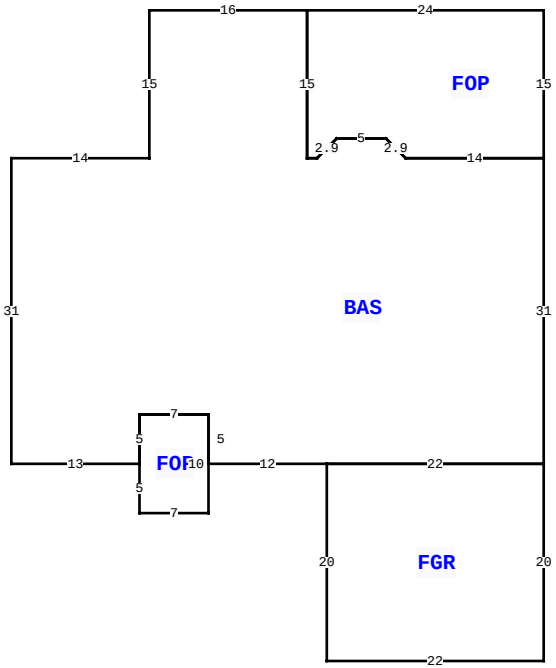
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	176,800
FGR	440	55		242	22,602
FOP	70	30		21	1,962
FOP	346	30		104	9,714
TOTALS	2,749			2,260	211,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	111.7200	122.89	277,731	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2015 Heated Area: 1893 HX Base Yr 2015



263 SW KIRBY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	1,960.00	UT	1.50	1.50	100	2001	2001	3	100	2,940	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	2001	2001	3	100	240	
3	0169	FENCE/WOOD	0	100	0	0	120.00	UT	7.50	7.50	100	2001	2001	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,076
TOTAL MARKET OB/XF VALUE	4,080
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	250,156
SOH/AGL Deduction	85,713
ASSESSED VALUE	164,443
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	113,032
TOTAL JUST VALUE	250,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,003

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	I	01	165,000
GRANTOR: MATTHEW C & THOMAS W						
GRANTEE: ROBERT R FILIPSKI						
1179/1784	8/25/2009	WD	Q	I	01	151,000
GRANTOR: WILLIAM D & ELAINE C						
GRANTEE: MATTHEW C & THOMAS						

BUILDING NOTES

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

TOTAL OB/XF 4,080

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