

LOT 39 WOODCREST S/D UNIT 2.
ORB 803-1853, 875-2626,
DIV 1078-478, QC 1082-370,

KIRKMAN MICHAEL JR/SMITH SARA ANN
173 SW CREST GLN
LAKE CITY, FL 32024

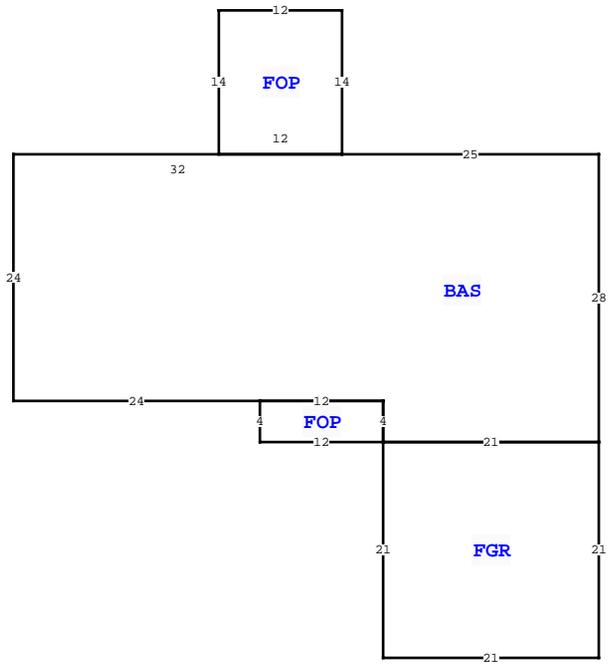
2026

11-4S-16-02905-339



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2021									Heated Area: 1452 HX Base Yr 2021	



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	1,452	100		1,452	139,652
FGR	441	55		243	23,372
FOP	48	30		14	1,347
FOP	168	30		50	4,809
TOTALS	2,109			1,759	169,180

EXTRA FEATURES																	
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	854.00	UT	1.50	1.50	100	1999	1999	3	100	1,281	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

TOTAL OB/XF													
3,781													

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							

TOTAL OB/XF													
3,781													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			169,180
TOTAL MARKET OB/XF VALUE			3,781
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			207,961
SOH/AGL Deduction			54,149
ASSESSED VALUE			153,812
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			102,401
TOTAL JUST VALUE			207,961
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14550	SFR	235	09/25/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/0510	9/03/2020	WD Q	Q	I	01	190,000
GRANTOR: SETH & ERIN BYRD						
GRANTEE: MICHAEL KIRKMAN JR						
1286/1033	12/12/2014	WD Q	Q	I	01	128,500
GRANTOR: AMANDA R GLASS & MICH						
GRANTEE: SETH & ERIN BYRD						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W25 FOP= N14 W12 S14 E12\$ W32 S24 E24 FOP= S4 E12 N4 W12\$ E12 S4 FGR= S21 E21 N21 W21\$ E21 N28\$.													