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

2027

11-4S-16-02905-339

BUILDING CHARACTERISTICS

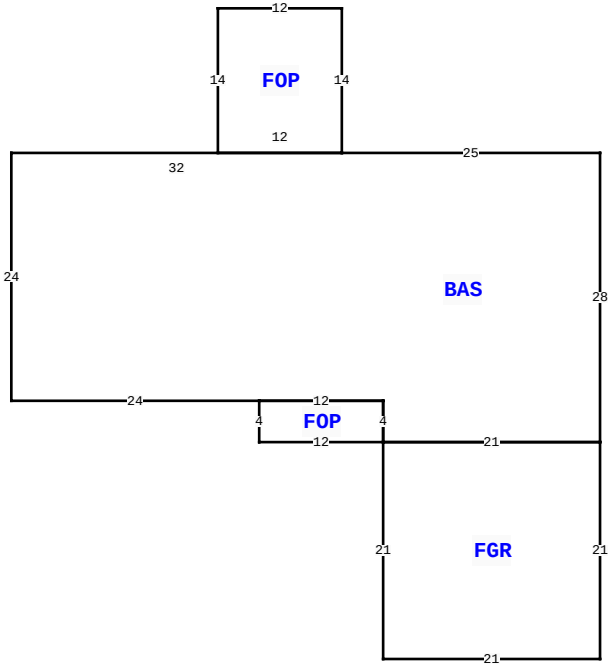
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	134,757
FGR	441	55		243	22,552
FOP	48	30		14	1,299
FOP	168	30		50	4,641
TOTALS	2,109			1,759	163,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	117.1000	128.81	226,577	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2021 Heated Area: 1452 HX Base Yr 2021



173 SW CREST GLN, 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,249
TOTAL MARKET OB/XF VALUE		3,781
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		202,030
SOH/AGL Deduction		43,604
ASSESSED VALUE		158,426
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,015
TOTAL JUST VALUE		202,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,995

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	I	01	190,000
GRANTOR: SETH & ERIN BYRD						
GRANTEE: MICHAEL KIRKMAN JR						
1286/1033	12/12/2014	WD	Q	I	01	128,500
GRANTOR: AMANDA R GLASS & MICH						
GRANTEE: SETH & ERIN BYRD						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,781

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