LOT 2 KIRBY'S OAK S/D.
1115-2214,2247, WD 1138-1449, WD

GERSHON DAVID MARK/GERSHON BARBARA SHEAR
594 SW KIRBY AVE
LAKE CITY, FL 32024

2027

11-4S-16-02919-012

BUILDING CHARACTERISTICS

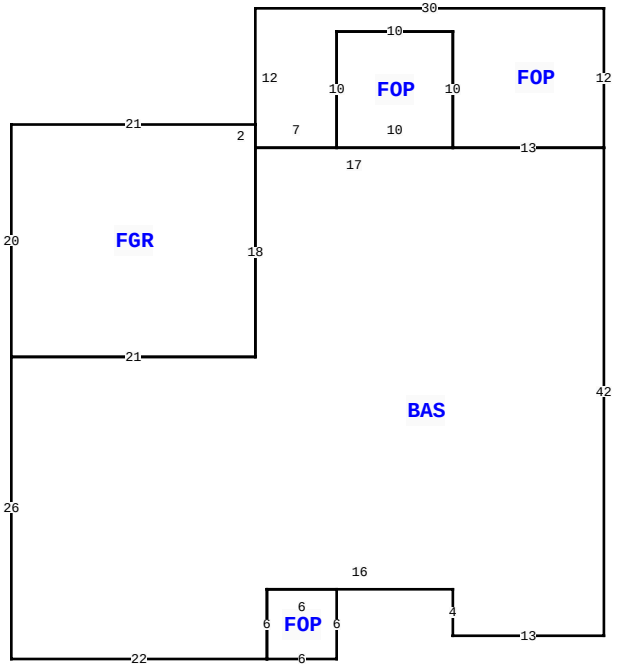
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100		1,744	199,410
FGR	420	55		231	26,413
FOP	36	30		11	1,258
FOP	100	30		30	3,430
FOP	260	30		78	8,918
TOTALS	2,560			2,094	239,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	126.7596	139.44	291,987	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2024 Heated Area: 1744 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

594 SW KIRBY AVE, LAKE CITY

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	1,792.00	UT	3.00	3.00	100	2007	2007	3	100	5,376	
2	0294	SHED WOOD/	0	100	10	20	200.00	UT	14.00	14.00	75	2008	2008	3	75	2,100	
3	0280	POOL R/CON	0	100	12	23	276.00	UT	70.00	70.00	100	2008	2008	3	58	11,206	
4	0070	CARPORT UF	0	100	20	22	440.00	UT	2.50	2.50	100	2008	2008	3	100	1,100	
5	0031	BARN,MT AE	0	100	22	25	550.00	UT	12.00	12.00	100	2008	2008	3	100	6,600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,429
TOTAL MARKET OB/XF VALUE	32,682
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	307,111
SOH/AGL Deduction	158,327
ASSESSED VALUE	148,784
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	97,373
TOTAL JUST VALUE	307,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054540	Roof Replacement	13,603	11/20/2025
000052653	Generator	0	03/20/2025
26847	POOL	200	03/14/2008
25780	SFR	541	05/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/138	7/15/2024	LE	U	I	14	100
GRANTOR: GERSHON DAVID MARK						
GRANTEE: GERSHON DAVID MARK						
1502/2320	11/08/2023	WD	U	I	11	100
GRANTOR: HERSHON ANDREW JASON						
GRANTEE: GERSHON DAVID MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W10 S10 E10$ W17 FGR= N2 W21 S20 E21 N18$ S18 W21 S26 E22 FOP= E6 N6 W6 S6$ N6 E16 S4 E13 N42$ FOP= N12 W30 S12 E7 N10 E10 S10 E13$.

LAND DESCRIPTION

TOTAL OB/XF 32,682

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 03/09/2026 BY robin Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS