

LOT 3 KIRBY'S OAK S/D & ALSO BEG
52 EMERALD FOREST PHASE 3, RUN N
E TO NW COR LOT 3 KIRBY'S OAK, S

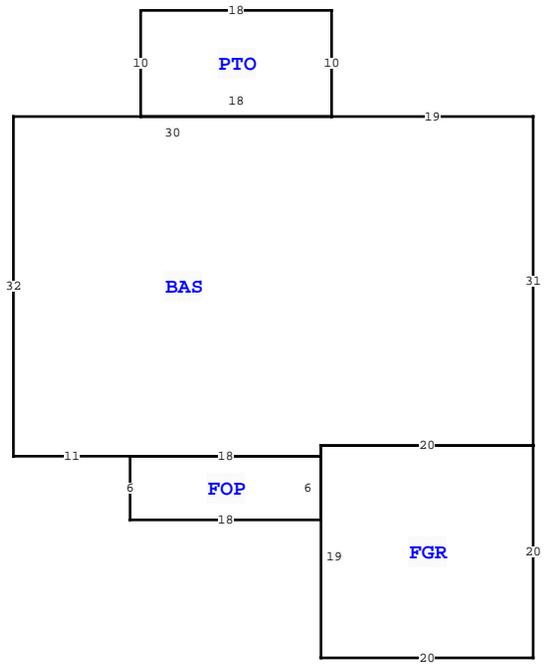
PHILLIPS NICHOLAS/LISBON AMANEE
576 SW KIRBY AVE
LAKE CITY, FL 32024

2026

11-4S-16-02919-013
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
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
BAS	1,548	100	
FGR	400	55	
FOP	108	30	
PTO	180	5	
TOTALS	2,236		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2026		264,512	2019	2019	0	0	6.00	94.00
				Heated Area: 1548							
					HX Base Yr 2026						



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		248,641
TOTAL MARKET OB/XF VALUE		2,234
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		285,875
SOH/AGL Deduction		0
ASSESSED VALUE		285,875
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,464
TOTAL JUST VALUE		285,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38360	SFR	745	07/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1903	2/28/2025	WD	Q	I	01	325,000
GRANTOR: RUZICKA JEFFREY B						
GRANTEE: PHILLIPS NICHOLAS						
1470/835	6/30/2022	WD	Q	I	01	300,000
GRANTOR: DIY DEVELOPMENT LLC						
GRANTEE: RUZICKA JEFFREY B						

BLD DATE		LGL DATE	
		04/14/2026	MLU

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		04/14/2026	MLU

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		04/14/2026	MLU

BLD DATE		LGL DATE	
		04/14/2026	MLU

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		993.00	UT	2.25				2,234	

LAND DESCRIPTION												TOTAL OB/XF												
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							