

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

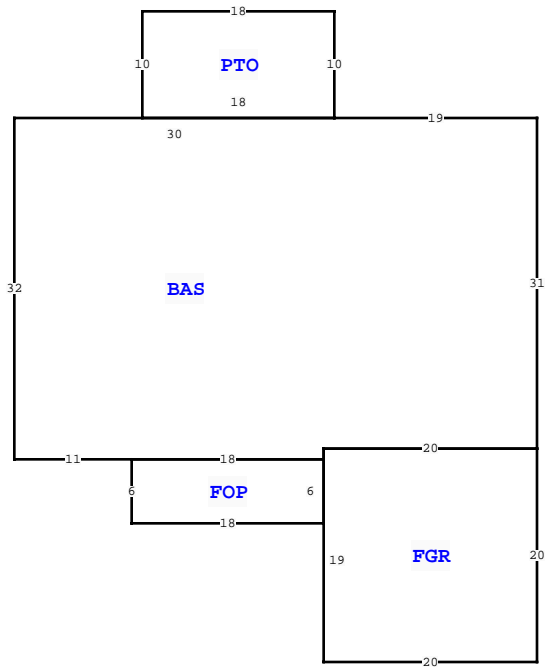
PHILLIPS NICHOLAS/LISBON AMANEE
576 SW KIRBY AVE
LAKE CITY, FL 32024

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		259,863	2019	2019	0	0	6.00	94.00
				Heated Area: 1548			HX Base Yr 2026				



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			244,271
TOTAL MARKET OB/XF VALUE			2,234
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			281,505
SOH/AGL Deduction			0
ASSESSED VALUE			281,505
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			230,094
TOTAL JUST VALUE			281,505
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						

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	993.00	UT	2.25	2.25	100	2019	2019	3	100	2,234	

576 SW KIRBY AVE, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W19 PTO= N10 W18 S10 E18\$ W30 S32 E11 FOP= S6 E18 N6 W18\$ E18 FGR= S19 E20 N20 W20 S1\$ N1 E20 N31\$.

LAND DESCRIPTION																								
TOTAL OB/XF 2,234																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							