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

2027

11-4S-16-02919-013

BUILDING CHARACTERISTICS

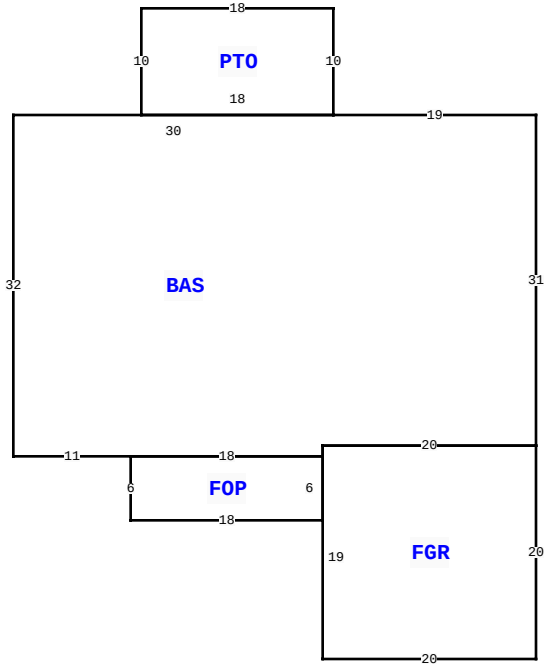
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	205,303
FGR	400	55		220	29,178
FOP	108	30		32	4,244
PTO	180	5		9	1,194
TOTALS	2,236			1,809	239,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	128.2600	141.09	255,232	2019	2019	0	0	0	6.00	94.00

2 SINGLE FAM 100% - 2026 Heated Area: 1548 HX Base Yr 2026



576 SW KIRBY AVE, 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	993.00	UT	2.25	2.25	100	2019	2019	3	100	2,234	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,918
TOTAL MARKET OB/XF VALUE		2,234
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		277,152
SOH/AGL Deduction		0
ASSESSED VALUE		277,152
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,741
TOTAL JUST VALUE		277,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,505

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						

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

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 05/02/2025 BY TP Total Acres: 0.74 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS