

LOT 4 KIRBY'S OAK S/D, TOGETHER W
COR OF LOT 4 RUN N 100.04 FT, W
100.04 FT, E 23.40 FT TO POB & L

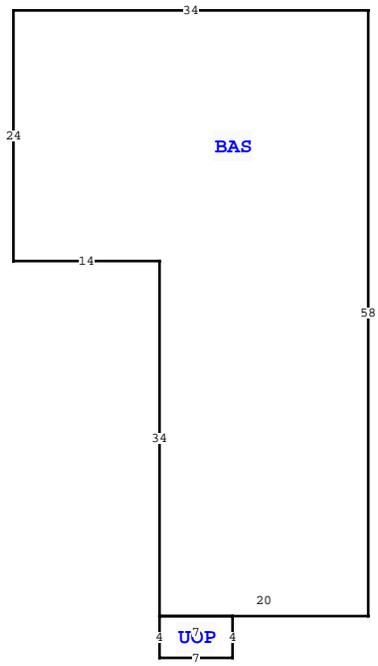
NUVIEW IRA CUSTODIAN FBO CATHY SYDNEY
4815 KATHY JO TERR
ORLANDO, FL 32808

2026

11-4S-16-02919-015

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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	01	01	
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	1,496	100	
UOP	28	20	
TOTALS	1,524		
TOTALS		1,502	53,716

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,502	48.2625	55.02	82,640	1940	1940	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1496 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		53,716	
TOTAL MARKET OB/XF VALUE		3,952	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		99,668	
SOH/AGL Deduction		0	
ASSESSED VALUE		99,668	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		99,668	
TOTAL JUST VALUE		99,668	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		98,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/310	10/24/2022	WD	U	I	16	49,500
GRANTOR: KIRBY PATRICK V IND &						
GRANTEE: NUVIEW IRA CUSTODIA						
1478/308	10/22/2022	WD	U	I	16	49,500
GRANTOR: KIRBY STANLEY P III I						
GRANTEE: NUVIEW IRA CUSTODIA						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0031	BARN,MT AE	0	0	20	21	1.00	UT	0.00	0.00	100	1993
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF												
3,952												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						04/03/2025	MLU					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W34 S24 E14 S34 UOP= S4 E7 N4 W7\$ E20 N58\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		RSF-2	0.00	0.00	2.00	LT		1.00
TOTAL ADJ 0.60 UNIT PRICE 35,000.00 ADJ UNIT PRICE 21,000.00 LAND VALUE 42,000												